

Subject: FW: [F/24/98678] Chickenhall Lane, Eastleigh - Air quality comments

Sent: 02 June 2025 14:57

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Good morning Rebecca,

Thanks for consulting the Pollution Team on the application F/24/98678 for the Construction of a 70-bed care home (Use Class C2), with associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures at Land East of Chickenhall Lane,, Eastleigh, SO50 6AF.

The following documents have been reviewed:

- Dice Environmental (13/05/2025). Air Quality Assessment. Reference 101358. Version 3.
- Highwood Construction (2025). Construction Environmental Management Plan (CEMP). Version 4.

With respect to the previous comments made, we can confirm the following:

Comment 1: maps of the area to include receptors located within 250m that could be impacted by the construction phase.

A drawing showing the sensitive receptors and their spatial relationship to the site have been included in Figure 5.

Comments 2& 3: Nitrogen dioxide (NO₂) dispersion modelling

Section 6 includes an ADMS-roads 5.0.1.3 dispersion modelling assessment to quantify potential changes in pollutant concentrations at the identified sensitive locations. The results shows that the predicted concentrations of annual mean for NO₂, PM₁₀ and PM_{2.5} as a result of traffic generated by the development is negligible at the identified locations. We are satisfied with the results of this assessment.

Comment 4: CEMP updated to include asbestos control measures

We have received and reviewed the updated CEMP. Section 13 includes details on how asbestos containing material will be managed as asbestos has been identified within the existing fabric. It is expected that the removal of any asbestos containing materials is carried out to ensure compliance with the Control of Asbestos Regulations 2012. No further comments on this regard.

Comment 5&6: Consideration of industrial dust sources and Installation of ventilation system

Emissions from industrial facilities within 250m from site boundary were considered in section 4.5.3. It is not anticipated that these premises will have a significant impact in the proposed development, as there are controls in place to adequately control emissions; therefore, ventilation system is not required. Although the installation of a ventilation system was not considered a requirement for air quality purposes, the use of appropriate glazing and ventilation measures will be considered in line with noise advice, taking into account the increase in HGV traffic and any potential changes in external amenity noise levels.

In conclusion, we agreed with the updated Air Quality Assessment Report and CEMP; however, the installation of ventilation system should be in line with the recommendations in relation noise levels.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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