

Harrison, Liz

From: Panza, Yacklin
Sent: 09 September 2025 16:31
To: Harrison, Liz
Subject: [O/25/99506] Navigator Quarter SO18 2NL - CEMP comments

Hello Liz,

Thanks for consulting the Pollution Team on the application O/25/99506 for the outline application for development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access).

I have reviewed the Framework Construction and Environment Management Plan (28/08/2025) reference 31794 RP 011 Technical Annex H rev 1. The document presents an outlined CEMP, with respective detailed CEMPs to be submitted at later stage for each phase of the development. In principle, we agree with the approach set out in this outline CEMP, provided that more detailed, site-specific CEMPs are submitted for each phase and approved prior to commencement of works, including the comments presented below:

- The Principal Contractor will ensure that all activities are undertaken according to best practices and minimising impacts. However, it has not been appointed yet. Once appointed, these details should be provided to the local authority.
- General site rules such as working hours (Mon to Fri 0800 to 1800 and Sat 0900 to 1300. No work on Sun or public holidays), welfare provision, health and safety, site security and signage, pedestrian access, complaints procedures, no open fires, etc have been included. It is expected that specific details are included in future CEMPs for each phase of the development (i.e. site plan with location of welfare facilities, storage areas – fuel, materials, plant and equipment, waste - designated fuel areas, access routes, wheel washing facilities to prevent mud, etc).
- In relation environmental controls, the document briefly mentions general measures to mitigate noise, vibration, air quality, ecological, lighting, control of site run off and other issues such as waste, fuel storage and designated refuel areas, vehicle water washing, etc. These are broad controls and should be expanded in each detailed CEMP for each phase of the development.
- The document refers to “Guidance on the Assessment of Dust from Demolition and Construction”, January 2014; however, this has been superseded by version 2.2 published in January 2024. Fugitive dust emission mitigation measures are included in Appendix 2, and it is noted that they will be clarified in further detailed CEMPs for each phase of the development. It is expected that a Dust Management Plan is to be included in any detailed CEMPs.
- There is no information in relation potential ground contamination hotspots (i.e. hydrocarbons) or any unexpected contamination strategy. Also, no reference to a Materials Management Plan for re-use/spoiled materials. This is expected to be included in detailed CEMPs for each phase of the development, as well as a Waste Management Plan.
- Measures to control surface water run-off are deferred to the detailed CEMP. Given the proximity to the River Itchen, a Construction Surface Water Management Plan should be produced including pollution prevention measures such as silt traps, settlement areas, bunded refuelling compounds, and spill response procedures.
- It is expected that monitoring noise/ vibration and dust are included in detailed CEMP to ensure that any impacts on near receptors (specially near Campbell Road) are controlled/ mitigated accordingly.

I trust the above information is of assistance.

If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

In conclusion, we would

YacklinPanza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.:8058

Mobile: 07557 327776