

Osmond, Gary

From: Panza, Yacklin
Sent: 06 October 2025 12:46
To: Osmond, Gary
Cc: Pires, Andre
Subject: [DC/25/100093] Land at South Side of , Heath House Lane, Hedge End

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Gary,

Thanks for consulting the Pollution Team on the planning application DC/25/100093 for the Discharge of Conditions 3 (Construction Method Statement) and 4 (Contaminated Land) of Planning Permission F/23/95872 for change of use of land to Agricultural with associated works including, engineering works to land to raise ground levels to allow erection of 2.no poly-tunnels and 1.no outbuilding at Land at South Side of Heath House Lane, Hedge End.

We have reviewed the following documents:

- Albury SI Ltd (September 2025). Phase 1 Desk Study, Land at south side of Heath House Lane, Hedge End, Southampton, SO30 0LE. Reference 25/13217/GO.
- Promethean Planning (17/09/2025). Land south of Heath House Lane, Hedge End, Southampton, SO30 0LE. Condition 3. Drawing reference 2509HE_Con.3

Please see our comments below:

Contaminated land

The Desk Study report provides a comprehensive review of the site conditions, including:

- Historical mapping review, indicating that site has been historically woodland until 1949 when site appears as cultivates fields and 1972 a small structure noted to the north. Back in 1999, site appeared to be covered again by mature trees until 2022/2023 when site was cleared. Earthworks noted in 2024/2025. Evidence of imported material noted from aerial imagery during 2023.
- Unexploded ordnance review, which identified low risk of buried UXO;
- Geology and hydrogeology, the site is underlain by London Clay Formation (classed as unproductive aquifer), with outcrop of Porsmouth Sand Member to the west and Tidal Flat Deposits locally to the south associated with surface water course (Hoe Moor Creek);
- Radon risk was reported to be low, with no remedial measures required;
- Historical landfill identified at 302m east of the site (inert waste), and potentially infilled land to the north west of the site associated with former brick works;
- The findings of the site walkover undertaken on 05/09/2025, which identified a man-made embankment formed by sand, clay, silt, chalk with some brick and concrete fragments and occasional tarmac, plastic, ceramic and other manmade materials. A stockpile of rubble noted to the north and timber stables to the northeast.
- A conceptual site model was produced, in which there were identified some potential sources of contamination, such as heavy metals, PAH and ground gas from made ground on site; and made ground and ground gas from infilled land and nearby landfill.
- Given the proposed commercial/ agricultural use end use, the preliminary risk assessment concluded a low risk to proposed buildings and potential end users. The report highlight the potential surface water run-off from the embankment to the adjacent stream to the south, and recommends mitigation measures such as silt fences and slope vegetation to prevent soil erosion and run-off.

Based on the information above, we agree with the findings of the desk study and have no objections to discharge condition 4 of F/23/95872.

CEMP

The submitted CEMP satisfactorily addresses most of the pollution control and site management requirements of Condition 3. However, as mentioned in the Desk Study report, proposed measures to protect surface water from silt/ sediments include re-vegetation of slope, which has not been mentioned in the CEMP. Could the applicant please confirm whether re-vegetation of the embankment remains a proposed mitigation measure? If not, alternative measures should be specified to ensure effective control of sediment and surface water run-off. Once confirmation is provided, we will be able to review the information and confirm the discharge of Condition 3.

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

Ext.: 8058

Mobile: 07557 327776