

Vallis, Charlie

From: Pires, Andre
Sent: 19 December 2025 09:07
To: Vallis, Charlie
Subject: [F/25/100445] 29 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SN - Pollution Comments
Attachments: EBC - CEMP template for small sites v3.0.pdf

Good morning Charlie

Thanks for consulting the Pollution Team on the planning application F/25/100445 for the Demolition of the existing dwelling and erection of a replacement dwelling at 29 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SN. We have reviewed the following documents:

- CMC Design (August 2025). Site location plan. Reference 100/08/100
- CMC Design (August 2025). Existing site layout. Reference 100/08/110
- CMC Design (August 2025). Proposed site layout. Reference 100/08/109
- Design access statement (no date)

Please see our comments below:

Contaminated land

The site is not located within an identified contaminative land use area. Bedrock geology comprises sands and gravels from Whitecliff Sand Member. UK Radon map shows that the site is located within an area of 3-5% maximum radon potential. Although impacts on contaminated land from the proposed development are anticipated to be low, it is recommended that a watching brief for unexpected contamination is in place during construction works. Additionally, an advisory note is recommended to the applicant in terms of radon. Please see suggested conditions below:

Watching brief

A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

Imported soils

Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

Note to applicant – radon

The development could be impacted by radon and you are advised to consult the radon UK map at ([UKradon - UK maps of radon](#)). If the radon risk is greater than 1% radon protection should be considered for the new development. If greater than 3% risk then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

Air quality

The site is not located near a declared AQMA. The proposed development comprises the construction of No.1 new dwelling with associated infrastructures and soft landscaping areas, and it is not considered as a 'major development' according to The Town and Country Planning (Development Management Procedure) (England) Order 2015, hence the probability to generate significant traffic during construction and operational stages is considered to be low.

Even though the proposed development does not represent a significant risk on air quality, and to prevent nuisance to neighbouring dwellings, we advise the applicant to prepare and submit a Construction and Environmental Management Plan for approval prior to commencement of works. Attached is a template of what a CEMP for small sites should include. Suggested condition below:

CEMP

No works, including site clearance, demolition of buildings or any construction activity, shall be commenced on the site until a Construction Environment Management Plan (CEMP) for the project has been submitted to and approved in writing by the Local Planning Authority, such Plan to include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
- c) the parking of vehicles of site operatives and visitors;
- d) measures to control the emission of dust and dirt generated by demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;
- k) temporary surface water drainage provisions; and
- l) hours of working

Reason: To limit the impact the development has on the amenity of the locality, , in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

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

Thank you

Andre

Andre Pires