

Thanks for consulting the Pollution Team on the planning application F/26/100728 for the construction of 3no. 2-bedroom dwellings with parking, landscaping and access from Winchester Road at APPLE TREE COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH.

We have reviewed the following documents:

- MDT Design Architectural Services (June 2025). Land Adjacent Appletree Cottage Winchester Road Botley Hampshire SO32 2DH. Proposed Alterations. Existing site layout. Drawing 3233/10_03_
- MDT Design Architectural Services (June 2025). Land Adjacent Appletree Cottage Winchester Road Botley Hampshire SO32 2DH. Proposed Alterations. Proposed site layout. Drawing 3233/10_02_B
- Planning, Design & Access Statement for Land adjacent to Appletree Cottage, Winchester Road, Botley, SO32 2DH (January 2026).

Please see our comments below:

Contaminated land

Our records indicate that the application site is located on land identified as 'suspected land' (tipping and burning), which has the potential to have caused contamination of the ground. Aerial imagery available shows that a hardstanding area and building structure (which it is assumed that it will be demolished) is located to the east side of the site; therefore, made ground is anticipated within this area. No information has been included in the application showing how land contamination risks have been/ will be appropriately considered. Due to this and the sensitivity of the end use proposed (residential with private gardens), we recommend that the application be permitted only subject to condition requiring the investigation and assessment of land contamination, and a requirement that appropriate mitigation of any discovered risks be carried out to the satisfaction of the LPA, as necessary. Please find the suggested conditions below:

Condition 1

No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a. A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance, BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and other relevant guidance, unless otherwise agreed with the LPA;

b. If required, a Report of a Site Investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and other relevant guidance, unless otherwise agreed with the LPA;

c. if required, a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

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

Condition 2

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 1c (remediation) that any remediation scheme required and approved under the provisions of condition 1c (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically, such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- b. a description of the remediation objectives and remedial works carried out;
- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 1c (remediation)

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

Condition 3

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved reports (Condition 1), it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

Condition 4

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.

Condition 5 – CEMP

No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall 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).

Noise

The proposed dwellings will be facing WINCHESTER ROAD (B3354). This road sees considerable traffic and noise arising from car movements.

The drawings show a substantial distance from the road to the building façade but acoustic calculations should be carried out to understand if the dwellings required any other mitigation (enhanced glazing and ventilation). For this reason, a noise assessment will be required and must include a noise survey over an acceptable period. The noise assessment should be carried out by a competent Acoustic Consultant and follow BS8233:2014 criteria and proposed mitigation, if required, including glazing and ventilation specifications/strategy to ensure internal noise criteria is achieved. This assessment should also provide initial findings regarding open windows criteria as per Document O.

Air Quality

The development is considered low risk and the number of parking spaces and the proposed cycle storage are acceptable.

Thank you

Pollution Team

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