

Osmond, Gary

From: Pires, Andre
Sent: 23 February 2026 17:10
To: Osmond, Gary
Subject: RE: Fw: [F/25/99762] BROADWAY FARM, BROAD OAK, BOTLEY - Pollution Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Gary,

Thank you for this.

I reviewed Venta Acoustics letter - VA5551 BROADWAY FARM, BROAD OAK, BOTLEY reference VA5551.260212.L2 dated 12 February 2026 that responds to my initial comments.

A different approach was used on this assessment letter being the results based on a noise model rather than just numerical calculations. The results indicate a marginal impact of +2dB as per BS4142 per HGV movement. If 2 HGVs are on site this impact significantly increases. Or if there are 4 HGV movements in 1h this relates to four +2dB impacts. Just about acceptable.

The proposed mitigation measures are a 2m high solid boundary fence to the trailer storage area shown in pink on page 4 of the letter as well as tonal reversing alarms to be turned off and instead a visual flashing alert utilised during the night-time periods.

The overall impact as shown on table 1 is acceptable, the use of multiple HGVs units simultaneously is a concern and a risk but because we are talking about a relocation and these works/activities already occur on site, I find this acceptable.

I would suggest that you request a technical drawing (site plan) that includes the proposed noise barrier and would suggest a condition regarding the maintenance of this barrier as well as including reversing alarms to be turned off during nighttime movements.

No further comments on noise.

Thank you

Andre

Andre Pires
Pollution Control Manager
Planning & Environment - Pollution
Ext.: 8812
Mobile: 07795985497

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 23 February 2026 15:48
To: Pires, Andre <Andre.Pires@eastleigh.gov.uk>

Subject: FW: Fw: [F/25/99762] BROADWAY FARM, BROAD OAK, BOTLEY - Pollution Comments
Importance: High

Hi Andre,

Please could you take a look at the attached and let me know if it addresses your concerns or if you want to amend any of your advice?

If you could take a look over the next couple of days that would be great as my committee report needs to be completed by lunchtime on Thursday.

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: mark sennitt <sennitt@hotmail.co.uk>

Sent: 14 February 2026 11:06

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: Fw: Fw: [F/25/99762] BROADWAY FARM, BROAD OAK, BOTLEY - Pollution Comments

Gary - please find attached the addendum to the noise report that seeks to address the issues raised by your colleague.

I hope that this is of help.

The S106 have you been able to have a think about how we can address the HoT?

I look forward to hearing from you.

Mark

From: Jamie Duncan <jduncan@ventaacoustics.com>

Sent: 06 February 2026 16:19

To: mark sennitt <sennitt@hotmail.co.uk>

Cc: Maurice Doe <maurice.doe@ccwservices.co.uk>; Louisa-Jane Doe <louisa-jane.doe@ccwservices.co.uk>; Janet May <janetcmay178@gmail.com>; James Kneller <james.kneller@ccwservices.co.uk>; Matthew Johns <mjohns@johnsassociates.co.uk>

Subject: Re: Fw: [F/25/99762] BROADWAY FARM, BROAD OAK, BOTLEY - Pollution Comments

Hi Mark

Looking at Andre's EH comments on the noise report, there are a few additional things that he is requesting. These are

- assessment to the financially linked house on site
- clarification as to location and height of boundary fences - we had assumed a 2m boundary fence

We will have to prepare a new report to include the other receptor, and can clarify and label the boundary fencing. I will update once I have run the calculations as the impact may increase as the house is nearer to the yard.

Kind regards

Jamie Duncan
Venta Acoustics
Tel: 01962 461016

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On Mon, 2 Feb 2026 at 17:41, mark sennitt <sennitt@hotmail.co.uk> wrote:

Dear all - note from GO re progress of the site D application.

The good news is that it looks like we are progressing towards the March committee.

Jamie - can you have a look at the noise comments at per the GO note? Looks like it comes down to justification for the location and height of the fencing?

The EHO refers to pre-commencement conditions re contamination and a CEMP. Matt are you happy with the CEMP condition?

The problem with such conditions is that they need to be cleared before works can start, which will have knock on implications re compliance with the EN (which may prove to be helpful)

I hope that this is of help.

Mark

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 02 February 2026 16:00
To: mark sennitt <sennitt@hotmail.co.uk>
Subject: FW: [F/[25/99762](#)] [BROADWAY](#) FARM, BROAD OAK, BOTLEY - Pollution Comments

Hi Mark,

I am currently working through my committee report and have picked up the comments from my Environmental Health colleague in relation to noise (see below). Could I please ask that you pass this onto your noise consultant and see if they can address the concerns raised.

There may be other issues that I pick up as I work my way through but thought I would send this to you whilst I was thinking about it.

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

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Eastleigh Borough Council

From: Pires, Andre <Andre.Pires@eastleigh.gov.uk>

Sent: 05 December 2025 15:06

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: [F/[25/99762](#)] **BROADWAY** FARM, BROAD OAK, BOTLEY - Pollution Comments

Good afternoon Gary,

Thanks for consulting the Pollution Team on the planning application reference F/25/99762 for the Creation of hardsurfaced area for the loading and unloading of HGVs at BROADWAY FARM, BROAD OAK, BOTLEY. We have reviewed the following documents:

- Planning statement in respect of the proposed provision of a vehicular parking area at Broadway Farm, Broad Oak, Botley, SO30 2EU (no date).
- Promap. Site location Plan
- Noise Impact Assessment Venta Acoustics reference VA5551.250514.NIA3 dated 15 May 2025

Please see our comments below:

Contaminated land

A review of available historical maps and aerial imagery indicates that the site remained as open agricultural land from earliest records until the 1950s, when central access track was identified and several farm structures first appeared. A tank (of unknown content) was noted to the east at the end of the central track). From 1990s onwards, the site shows progressive industrial/ commercial development, with large areas of the site used as open storage/ parking. Between 2019/2020, two additional warehouses were observed, together with a new car park to the east of the site. These historical and current activities have the potential to have introduced contamination to the ground (i.e. made ground, oil/ fuel spillage, etc).

In terms of sensible receptors, a SINC area is located immediately to the east of the site (Woodhouse Gully Wood). A surface water feature is located approximately at 30m from the east boundary of the site. The geology of the site comprises silty sands/ sandy silts from the Earnley Sand Formation, classed as secondary A Aquifer.

It is understood from the planning statement that the proposed development involves the provision of a new vehicular parking area to the west of the existing warehouses and replacement on the existing car park located to the east, which would be completed removed and restored as grassland. No specific details on the restoration activities have been provided.

No information is included in the application showing how land contamination risks is going to be/ have been appropriately considered.

Although we recognised that the relocation of the existing car park to a more suitable location to the west (away from the SINC designated area) seems favourable, we recommend that the application could 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. We suggest the following conditions:

Ground investigation

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 limit the impact the development has on the amenity of the locality, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016- 2036).

Verification Report

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 X (remediation) that any remediation scheme required and approved under the provisions of condition X (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:

1. A description of the site and its background, and summary of relevant site information;
2. a description of the remediation objectives and remedial works carried out;
3. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
4. 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 X (remediation)

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

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 limit the impact the development has on the amenity of the locality, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016- 2036).

Air quality

The site is located in close proximity of the revoked Air Quality Management Area No.4 (High Street Botley). While air quality in the area has generally improved, it is noteworthy that the proposed car park relocation (including loading and unloading activities) would place activities closer to different residential dwellings.

The planning application indicates that the current HGVs movements are between 60-80 per day, including some movements overnight. No additional movements seemed to be anticipated.

No information has been provided in relation to any potential air quality impacts.

A CEMP will be required for the construction phase as below.

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 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 construction;
- e) a scheme for controlling noise and vibration from construction activities;
- 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 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

I reviewed the Venta Acoustics noise report and can confirm the correct approach regarding criteria, methodology and noise survey duration/location.

All receptors including the residential receptor linked financially to the scheme should be included in the noise report. Only the closest residential receptor to the southwest of the site is shown in the noise calculations.

The noise report states that the difference between the existing yard and the proposed new yard location will result in a 2dB increase following a BS4142 assessment and an excess of rating over background sound level of +9 dB . BS4142 criteria states that a difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.

The calculations also use a distance of 140m this is taken from the centre of the site and not a worst-case scenario. Is important to state that this is not a cumulative assessment of all movements over a period of time. This +9dB impact is per HGV movement and can relate to multiple impacts per night depending on the number of movements.

The mitigation proposed in the noise assessment is to stop de use of tonal and impulsive reversing alarms and the use of a visual flashing alert system instead. With this mitigation the excess of rating over background sound level is proposed to be +4dB. Already including -10dB attenuation of a boundary fencing that is not shown in the noise assessment.

I understand that this operation already exists in a similar distance to other residential properties and this is only a relocation (context), but I have to raise that both the outcome of the assessment and the proposed mitigation(hard to enforced) increase the risk of noise nuisance significantly to the area.

Can I please have an explanation of the location and height of this boundary fencing.

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

Best regards,

Pollution Team

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

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