

Altman, Rebecca

From: Pires, Andre
Sent: 30 July 2026 14:40
To: Altman, Rebecca
Subject: [F/26/101437] BOTLEY CENTRE, HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation responses

Good afternoon Rebecca

Thanks for consulting the Pollution Team on the planning F/26/101437 for the Construction of new workshop building for vehicle storage and servicing after demolition of existing, to include associated hard standing, security fencing and septic tank at BOTLEY CENTRE, HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA.

We have reviewed the following documents:

- Design and Access Statement for the Proposed Demolition of Existing Workshop/Store and Construction of Replacement Steel Frame Workshop and Secure Compound Area at The Botley Centre, High Street, Botley, SO30 2ES (no date)
- BTG Eddisons Building & Project Consultancy (02/03/2026). Location plan. Reference 240222-EDD-ZZ-ZZ-DR-A-90001-P2
- BTG Eddisons Building & Project Consultancy (02/03/2026). Proposed site plan. Reference 240222-EDD-ZZ-ZZ-DR-A-90003-P2
- BTG Eddisons Building & Project Consultancy (02/03/2026). Existing site plan. Reference 240222-EDD-ZZ-ZZ-DR-A-90002-P2
- PD/26/101197 – Botley Parish Council Supplementary information request regarding trees (no date).

Please see our comments below:

Contaminated land

The proposed site is not located within an identified contaminative land use area. However, the Design and Planning Statement confirms that the existing workshop has been used for vehicle servicing and material storage, activities that could have caused contamination to the ground. In addition, photographs provided as part of the supplementary tree information shows potentially asbestos containing materials within the existing roof structure. As the proposal includes the demolition of the existing structures, there is a potential for introduction of asbestos containing materials to the ground. No information is included in the application showing how the discussed land contamination risks have been appropriately considered.

The proposed development comprises the construction of a larger building with associated hardstanding areas covering the existing grass area, which will reduce any exposure pathways.

Based on the above, although we have no objections with the principle of the development, we suggest additional information is provided in relation to demolition of existing structures (i.e. Demolition Method Statement), a Construction Environmental Management Plan to mitigate any potential impacts arising from the construction works, and standard unexpected contamination procedures.

Lastly, for the operational phase of the development, it is also recommended that a pollution prevention plan is submitted to the local authority to demonstrate measures in place to prevent, control and mitigate any potential risks of contamination (i.e. spill response

procedures, storage controls, etc) – TBC with the planning officer whether this would require a planning condition?

Please see the suggested conditions below:

Asbestos

Prior commencement of works an Asbestos Demolition Survey should be undertaken prior to any demolition works to confirm the presence, type and extent of asbestos. If confirmed, a scheme for the demolition of the existing buildings on site and the safe removal of the asbestos shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with these approved details.

Reason: In the interests of amenity and protection of human health.

CEMP

No demolition or construction works 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;
- 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

Unexpected contamination

All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority (LPA). Development shall not re-start on site until the following details have then been submitted to and approved in writing by the LPA:

- (a) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, identification of all contaminant linkages;
- (b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages and before any part of the development is used (unless otherwise first agreed in writing by the LPA).

(c) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA. The above site works, details and certification submitted shall be in accordance with the approved scheme and 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 ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

Noise

Due to the close proximity to existing residential properties a noise report is required even when this operation was already in place in the past. The noise report should include a noise survey with acceptable duration relating to the proposed operating hours. Plant limits, noise break out and other operations of the units should be also included and follow BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. Proposed mitigation and restricted operating hours should be proposed if required.

Thank you

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

Ext.: 8812

Mobile: 07795985497

