

Altman, Rebecca

Subject:

FW: Botley Centre application ref. F/26/101437

Sent: 26 August 2026 15:23

Subject: RE: Botley Centre application ref. F/26/101437

Hi Rebecca,

In light of the comments issued by Southern Water on 11/08/2026 in relation possible contamination on the redevelopment site, we have reconsidered our previous position. We agree with Southern Water and consider that ground conditions should be assessed to confirm the nature of the underlying soils, identify any potential contamination from previous activities, and undertake an appropriate risk assessment. We suggest the addition of the following condition on this regard (this condition will supersede the previous condition about unexpected contamination):

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.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

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