

Rainger, Angela

From: Pyke, Jon
Sent: 21 December 2022 10:19
To: Sharpe, Summer
Cc: Scott, Neil
Subject: Application No: F/22/93835 - Address: MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD
Attachments: Pollution Control - F 22 93835 - Moorlands Farm Botley Road SO30 3HD.pdf; O-21-91192 Moorlands Farm West End - Con Land Comments.pdf; Pollution Control O 21 91192 Moorlands Farm Botley Road Southampton SO30 3HD.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Consultees

Description: Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

Good morning, Summer

Thank you for consulting Pollution Control on the amended plans. We advise no change to our advice dated 17 October 2022 attached as there appears no point sources of air pollution. But please seek clarification on this per our advice dated 24 August 2021.

Regarding contamination, it appears the applicant has not submitted information to help address the comments from our colleague Mr Simon Downs on 21 August 2021. In the apparent absence of information, please include the conditions Mr Downs has advised are necessary.

A CEMP is also required.

Kind regards

Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

-----Original Message-----

From: Neil Scott <neil.scott@eastleigh.gov.uk>
Sent: 13 December 2022 16:14
To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>
Subject: Process transferred to you.

Process PR202212-97226 has been assigned to you. Please click on the link below to view the record.

<https://staffhub.eastleigh.gov.uk/a2Q4J00000BJ2s6>

Pyke, Jon

From: Pyke, Jon
Sent: 17 October 2022 09:17
To: Sharpe, Summer
Cc: Scott, Neil
Subject: Application No: F/22/93835 - Address: MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

Description: Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

Good morning, Summer

Thank you for consulting Pollution Control for observations on this application.

The site setting is set back from the community and close to the M27, a source of high noise and air pollution. Offices locate in the eastern corner more distant from the pollution. For short term exposure in handling storage, the effects of air pollution will be reduced and not of a magnitude we would advise against for short term or occasional use. If there was conversion to an occupied use or more residency time in the future, we would advise against doing so unless impact assessment with probably some ventilation design solutions were submitted and proposed to prevent excessive short term and long-term exposure to fine particulates and oxides of nitrogen.

Regarding artificial lighting, please consult our ecology colleagues and the highway authority.

A proportionate Construction and Environmental Management Plan would be appropriate. Please include a condition requiring this prior to the commencement of demolition and construction works onsite.

We trust this is clear and helpful. Let me know if you have a question.

Kind regards

Jonathan Pyke

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

-----Original Message-----

From: Neil Scott <neil.scott@eastleigh.gov.uk>

Sent: 04 October 2022 15:15

To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Subject: Process transferred to you.

Process PR202210-96265 has been assigned to you. Please click on the link below to view the record.

<https://staffhub.eastleigh.gov.uk/a2Q4J00000Bluvn>

O/21/91192 - Con Land Comments

Downs, Simon <Simon.Downs@eastleigh.gov.uk>

Sat 21/08/2021 16:21

To: Morrison, Craig <Craig.Morrison@eastleigh.gov.uk>

Cc: Scott, Neil <Neil.Scott@eastleigh.gov.uk>

Hi Craig,

Application No: O/21/91192

Address: MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

Description: Demolition of all existing outbuildings and outline planning approval with details of access to be approved and all other matters reserved for redevelopment to provide light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)] and warehouse floorspace [Use Class B8], conversion of existing farmhouse to provide ancillary office space [Use Class B8] and provision of an estate office [Use Class E(g)(i)]

Thank you for consulting the Environmental Protection Team regarding this application. Comments relate to contaminated land only. Colleagues will make comments separately on air quality and statutory nuisance, where requested.

While I have no objection to planning permission being granted, following scrutiny of the Contaminated Land layer on the GIS, the above-proposed development does lie upon the following existing, historical, potentially contaminated land sites:-

On-site:	Farm buildings	Medium Risk
Adjacent to Site:	Industrial Park	Medium Risk
	M27	Low Risk

No additional information has been provided with the application to enable a determination on the level of risk posed to receptors from potentially contaminated land, including end-users and site workers, from the existing land use, including demolition of existing outbuildings/barns. Agricultural buildings are often used for the storage of farm machinery and agricultural chemicals. Underground and above-ground storage tanks may also be present on-site, and checks with the Petroleum Officer are recommended. Given the age of the buildings, asbestos-containing materials may also be suspected. Historic mapping did not identify any landfill within 250m of the site boundary.

Given the above information, and as part of a phased approach to assessing risk from contamination, a minimum of a desktop study, including a site walkover, preliminary risk assessment, and conceptual site model identifying potential contaminant linkages, should be submitted to the LPA for approval. I would therefore recommend the following standard contaminated land conditions are applied to the Decision Notice, should the LPA be mindful to grant permission:-

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

- 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 and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
- b. 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+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,
- i. 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 the nomination of a competent person to oversee the implementation of the works.

B. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the LPA verification by the a competent person approved under the provisions of condition A(c) that any remediation scheme required and approved under the provisions of condition A(c) 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) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

1. A description of the site and its background, and a 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 works in progress, etc.
- i. Certificates demonstrating that imported and/or material left in situ is free from contamination, gas/vapour membranes have been installed correctly

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

C. In the event that any evidence of potential contamination is found at any time when carrying out the approved development, and that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared in accordance with the verification condition stipulated above, and which is subject to the approval in writing of the Local Planning Authority.

Regards

Simon

Re O/21/91192 Moorlands Farm, Botley Road, West End, Southampton SO30 3HD

We refer to:

- Design and Access Statement
- Illustrative Site Plan, drawing number D02/A dated January 2021, revision A
- Transport Statement, dated July 2021

1) Noise Impact and Air Quality

An increase in road traffic along Botley Road is predicted by the Transport Statement to be 286 vehicles per day (two-way total) based upon trip generation for comparable industrial estates elsewhere. This appears small compared to an average workday two-way flow of 13,388 on Botley Road. Vehicular pollution and noise emissions associated with the proposed development appear therefore of negligible consequence.

The site itself, situated between the motorway and existing industrial estate has no near sensitive environs that pose immediate concerns for ordinary working days. We suppose there will be some dust emissions from loose and granular materials if kept on the builders' merchants' portion and general sweepings. Good design and management of these premises can probably ensure emissions can be controlled to sensitive receivers including office workers and dwelling residents. Similarly for noise from outdoor operation of powered mechanical equipment such as in the yard, loading and unload heavy vehicles etc. Tonal sounds such as vehicle movement warnings are more noticeable depending upon the level of emissions and the ambient noise, which is elevated due to the motorway.

We recommend the applicant makes an application prior to occupation for point source emissions such fumes, gases, particulates, and odour emissions but at this outline planning stage, these may not be identifiable unless the applicant has prospective tenants in mind? The planning consent should accommodate controls for polluting uses and site wide environmental management plan.

2) Construction

Dust and noise emissions are potential sources of pollution impact during construction as well as run off from the site which other consultees will probably raise. Under an appropriate and proportionate Construction and Environmental Management Plan, there should be adequate controls in place as well as emergency procedures in the event of say prolonged dry weather during earthworks or rainstorms, and for potential cumulative impacts if other sites construction works are occurring at the same time. The applicant would need to address construction via a condition requiring a CEMP after the full planning application.

24/08/2021
