

Osmond, Gary

From: Panza, Yacklin
Sent: 07 March 2025 12:10
To: Osmond, Gary
Subject: RE: [DC/25/98747] - UPLANDS FARM, WINCHESTER STREET, BOTLEY

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

I have reviewed the documents submitted in Salesforce in relation DC/25/98747 but can't really see any specific document in relation discharge of condition 16 (site investigation/ contaminated land). However, I can see a Site Investigation Report was submitted previously (SRL, October 2022. Land Quality Assessment Botley Bypass Phase 3. Reference 416.063962.00002) covering the entire site, which indicated the risks of contaminated land were low to negligible.

In addition, as part of the documents submitted on the HCC website for the planning reference CS/17/81226, a Contaminated Land Discovery Report was submitted (SRL Consulting Ltd, 20/12/2024. Reference 416.063962.00003 revision 02), detailing responsibilities and procedures, including watching brief for unexpected contamination, encountering ACMs, stockpile and dust management, and validation processes for managing contaminated soils, if identified.

Based on the above, I recommend the discharge of condition 16 of O/18/83698 for the Noise Bund Phase.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Thursday, March 6, 2025 3:58 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Cc: Pires, Andre <Andre.Pires@eastleigh.gov.uk>
Subject: RE: [DC/25/98747] - UPLANDS FARM, WINCHESTER STREET, BOTLEY

Yes please, in relation to condition 16.

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: 06 March 2025 15:11
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Cc: Pires, Andre <Andre.Pires@eastleigh.gov.uk>
Subject: RE: [DC/25/98747] - UPLANDS FARM, WINCHESTER STREET, BOTLEY

Hi Gary,

Just a quick email to check whether you need anything else from us on this application?

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Monday, February 10, 2025 12:25 PM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Cc: Pires, Andre <Andre.Pires@eastleigh.gov.uk>
Subject: [DC/25/98747] - UPLANDS FARM, WINCHESTER STREET, BOTLEY

Hi Gary,

Hope you are well.

About your consultation DC/25/98747 UPLANDS FARM, WINCHESTER STREET, BOTLEY, I just wanted to let you know that few weeks ago we have been consulted by HCC in relation the Botley Bypass Phase 3, and I have reviewed the same CEMP documents submitted along with your consultation (please see my comments below). I believe these addressed conditions 9 (Construction Method Statement), 12 (dust assessment) 16 (site investigation) of O/18/83698. However, it was mainly for the roadworks.

Can you please confirm whether they have submitted the same CEMPs for the noise bund?

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Monday, February 10, 2025 11:55 AM

To: Development Management <planning@hants.gov.uk>

Cc: Harrison, Liz <Liz.Harrison@eastleigh.gov.uk>

Subject: [CS/17/81226] [17/02023/HCS - Land at Woodhouse Lane and to the North and East of Botley Village, Eastleigh (Botley Bypass Phase 3)]

Dear planning Team,

Thanks for consulting the Pollution Team on the above application for the Variation of Conditions 3 (CEMP), 4 (DMP), 6 (CTMP), 8 (CLDS & MMP), 21 (Bridge CEMP) of planning permission CS/17/81226 and 17/02023/HCS at Land at Woodhouse Lane and to the North and East of Botley Village, Eastleigh. I have reviewed the following documents submitted in relation to the applications:

- Milestone Infrastructure (18/12/2024). Boleby Bypass Phase 3. Construction Environmental Management Plan (CEMP) Main Works.
- Milestone Infrastructure (19/12/2024). Site Logistics and Construction Traffic Management Plan (CTMP), revision 002
- Milestone Infrastructure (18/12/2024). Boleby Bypass Phase 3. Dust Management Plan, revision 01
- Milestone Infrastructure (19/12/2024). Boleby Bypass Phase 3. Construction Environmental Management Plan (CEMP) Bridge, outfalls and culverts.
- SRL Consulting Ltd (20/12/2024). Contaminated Land Discovery, reference 416.063962.00003, revision 02.
- Material Management Plan Form – Botley Bypass (03/10/2024).

Please see my comments below:

CEMP – Condition 3

The Construction Environmental Management Plan (CEMP) Main Works document aligns with the requirements of the planning condition and is consistent with the outline CEMP (Environment Statement Volume 3 Appendix L) submitted in July 2017. This document covers the following works: new carriageway from Winchester Street to Botley Road, footways, new roundabout, pedestrian crossing, landscaping and noise mitigation, balancing ponds, temporary outfalls and culverts.

The CEMP acknowledges the existing discharge point (P11203) from Botley Rail Depot and includes plans for visual inspections. However, it does not explicitly describe measures to protect this specific discharge point. It is inferred that general site-wide measures, including regular visual inspections, settlement ponds, stockpile locations, etc, will be sufficient for protection.

Therefore, I can recommend the discharge of the condition 3, provided that the proposed mitigation measures are implemented.

Dust Management Plan - Condition 4

The submitted Dust Management Plan includes a dust risk assessment following the IAQM Guidance (January 2024), and identified medium risk from dust soiling and ecological impacts, and low risk for human effects on PM10.

The document outlines:

- A dust monitoring strategy including continuous monitoring stations at 5 locations,
- Baseline monitoring for at least 3 months prior commencements of works,
- Automatic alerts when exceedances of PM2.5 and PM10 are detected, and
- Daily inspections.

The document also includes control of dust measures to be implemented, such as water suppression, dust barriers and fencing, speed restrictions to reduce dust generation, regular wheel washing, and restrictions of dusty activities due to high winds, which generally complies with the best industry practices and guidance. In conclusion, I agree with this report and recommend the discharge of the condition, provided that the dust management plan is fully implemented as proposed.

Construction Traffic Management Plan - Condition 6

The Site Logistics and Construction Traffic Management Plan (CTMP) - submitted as Appendix of the Main CEMP document - provide additional information on procedures and strategies to managing construction works. The key elements are detailed below:

- Working/ delivery hours, in line with main CEMP. Deliveries outside these hours require prior agreement.
- Traffic management (one-way traffic routes preferable, routing layout appropriately lit and sign posted, suitable speed limits),
- refuelling procedures for plants and equipment,
- Car parking facilities and site compounds (refer to main CEMP appendix A), and details on vehicle/ plant and driver requirements,
- vehicle access/ egress,
- loading and unloading specifications,
- Internal and external pedestrian segregation and access routes,
- delivery management,
- mud control (wheel washing facilities at exits points),
- materials, plants and vehicle storage and distribution,
- monitoring and consultation.

In general, the CTMP generally satisfies the requirements outlined in Condition 6 and I can therefore recommend its discharge.

Remedial Measures/ Discovery Strategy - Condition 8(ii)

The previously approved report produced by SLR Consulting Ltd (October 2022) 'Land Quality Assessment. Botley Bypass Phase 3', ref: 416.063962.00002 concluded that no significant contamination was encountered during the investigations and no further intrusive investigations were required, thereby addressing condition 8(i) of CS/17/81226. The report recommended the preparation of discovery strategy to address any unforeseen contamination.

Subsequently, a Contaminated Land Discovery was produced by SRL Consulting Ltd (20/12/2024) reference 416.063962.00003 revision 02, seeking approval of condition 8(ii) for discovery strategy. I have reviewed this report, which includes a summary of the environmental setting and results from previous investigations, a description of the different phases of the development and a detailed discovery strategy for unexpected contamination. The strategy outlines detailing responsibilities and procedures, including watching brief for unexpected contamination, encountering ACMs, stockpile and dust management (which will be commented separately) and validation processes for managing contaminated soils, if identified.

In summary, I am satisfied with the content and approach of this report. I recommend the discharge of Condition 8(ii), provided the discovery strategy is implemented and maintained throughout the preparation and construction phases.

Material Management Plan - Condition 8(iii)

The submitted Material Management Plan Form, outlines the volume of cut/fill soils for re-use on-site. The MMP should be updated as necessary and comply with the Definition of Waste: Development Industry Code of Practice, ensuring all donor sites for clean soils are registered.

I recommend the discharge of condition 8(iii).

CEMP – Condition 21

A CEMP was specifically prepared for the construction of the 71m Bridge over River Hamble and associated outfalls and culverts. The document provides:

- A programme for phase of works, description of works,
- working hours,
- details roles and responsibilities,
- summary of permits and consents required,
- communication,
- monitoring, and audits procedures.

Section 10 of the document provides details of environmental controls to be implemented during construction works, including:

- Pollution prevention,
- Water pollution and discharges,

- Air pollution and dust (including baseline set up prior commencement of works and daily visual inspections and appended Dust Management Plan),
- Noise and vibration controls (including a noise and vibration monitoring plan – not yet provided),
- Contaminated land and hazardous substances,
- Waste and materials management,
- Others (ecology and wildlife, archaeology).

The document includes communication with EA in relation piling measures to mitigate impact on sensible receptors (Appendix K), appendix I construction methodology.

I agree with the document and recommend the discharge of this condition in terms of Pollution.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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