

Huckfield, David

From: Pires, Andre
Sent: 09 December 2025 09:56
To: Huckfield, David
Cc: Panza, Yacklin
Subject: [F/25/100429] SYSTEMS HOUSE, WOODSIDE ROAD SO50 4ET - Pollution comments

Good morning David

Thank you for consulting the Pollution Team on the planning application reference F/25/100429 for the Demolition of existing building and replacement with 3no. flexible light industrial/ warehousing units and 1no. unit for mixed use for storage purposes and a meeting hall at the site known as SYSTEMS HOUSE, WOODSIDE ROAD, EASTLEIGH, SO50 4ET.

We have reviewed the following documents:

- Planning Portal (12/11/2025). Systems House, Woodside Road Eastleigh, SO50 4ET. Location Plan.
- Design & Planning Architectural Services (October 2025). Systems House, Woodside Road Eastleigh, SO50 4ET. Elevations, Site Layout and Floorplans. Reference 508_03
- Wessex Planning (03/11/2025). Systems House, Woodside Road Eastleigh, SO50 4ET. Planning, Design and Access Statement.

Please see our comments below:

Contaminated land

The application site is located on land identified as potentially former/ current contaminative use (industrial estate since around 1980s, electrical substation located within the site boundary). A tank is located immediately to the north-west corner of the site. These have the potential to have caused contamination of the ground.

The geology of the site comprises sands, silts and clays from the Wittering Formation. The UK radon map indicates that the site is located within 3-5% maximum radon potential.

It is noted from the Design and Access Statement that the current building is vacant and of 'poor quality'. However, it is unknown whether asbestos containing material is present within the building's fabric. The proposed development includes the demolition of the former building to create No. 2 new buildings for light industrial/ warehousing use and meeting hall.

No information is included in the application showing how land contamination risks have been appropriately considered. Based on the above, although the site is not located within a highly sensitive setting, we consider that a preliminary contaminated land assessment, (Phase 1 desk study) and possibly an intrusive ground investigation (Phase 2 site investigation), would help assess the potential risks and confirm that the proposed construction won't inadvertently expose contaminants or pose a health or environmental hazard. Therefore, it is recommend that the application be permitted only subject to standard contaminated land conditions 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. Please see suggested conditions below:

Ground Investigation

No work, including demolition works, 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.

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:

- a. A description of the site and its background, and 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 work in progress, etc.
- d. 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 minimise the risk from land contamination for the safety of the future occupiers of the development.

Asbestos demolition

Prior to the commencement of development, a scheme for the demolition of the existing building on site and the safe removal of the asbestos (if identified) shall be submitted to and approved in writing by the LPA. The development must accord with these approved details.

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

Air quality

The site is located approximately 130m away from the Eastleigh Air Quality Management Area (AQMA No.1). The proposed development comprises a total of floorspace of 1081m² , compared with the existing building providing approximately 800m² floorspace. This represent an increase of around 300m³ and it is not considered as major development under The Town and Country Planning (Development Management Procedure) (England) Order 2015. The probability to generate significant traffic during construction and operational stages is considered to be low.

Even though the proposed development is not expected to pose a significant risk to local air quality, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The planning process should ensure that the proposed development aligns with air quality objectives, promoting a healthy and sustainable environment. This can be achieved by the submission of a CEMP, with particular attention to mitigation measures during demolition activities. In addition, the promotion of sustainable travel should be encouraged within the proposed development, such as the provision of electric vehicle (EV) charging points and secure cycle storage facilities.

Please see suggested condition below:

CEMP

No works, including site clearance, demolition of buildings or any construction activity, 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 (to include piling);
- 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, , in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

Noise

Given that the site lies within a commercial area, close to the M3, and is situated well away from any residential properties, no major noise impacts are anticipated and we find this acceptable.

Construction noise will be mitigated via the CEMP.

I 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

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Tink!