

Osmond, Gary

From: Scott, Neil
Sent: 01 August 2023 16:13
To: Osmond, Gary
Subject: Pollution comment Land contamination - DC/23/95382 TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary

Thank you for consulting us on the above application, we have reviewed the submitted report by GESL, GROUND APPRAISAL REPORT GE21355-GARv2-APR23 dated 26/4/23, and the supporting reports referred to in that report, and sent to us under separate cover.

This report contains the results of additional soil and ground gas testing carried out on site and concludes that ground gas risks should be classed as Characteristic situation 1, CS1, meaning no specific ground gas measures are required.

With respect to soil contamination, and in particular the elevated levels of Beryllium encountered at location WS101, additional site investigation data is provided and after assessment of this it is concluded that no remedial measures are needed for soils on site (It should also be noted that due to changes to site layout the location WS101 now falls under the site access road). However, a discovery strategy during ground works is recommended.

The reports author also makes the following recommendations:

"Should Topsoil need to be imported onto site, for use within private gardens and soft landscaped areas of the site, prior to importation, the chemical, physical and nutritional suitability should be verified. Importation of Topsoil or subsoil from unverified or unsuitable sources would require their removal from site and replacement with suitable materials. As a matter of good practice, it is recommended that the location, approximate extent and thickness of any imported Topsoil are recorded and presented in the Validation/Verification Report to be prepared by the Environmental Consultant.

Due to the presence of buildings on the site and the potential for asbestos to be present within these buildings. It is recommended that following the demolition of the current buildings supplementary investigation works are undertaken to confirm the above assessment."

We concur with this and would recommend that the Discovery Strategy should be followed, testing following demolition of buildings on site and that should soils be imported to site that they should meet with the approval of the LPA prior to use.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

Ext.: 8304

Mobile: 07467012360

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 31 July 2023 14:35
To: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Subject: FW: Pollution comment Land contamination - DC/23/95382 TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Hi Neil,

Do you have an update on the land con discharge for Treetops?

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 26 June 2023 12:15
To: Laura Driver <Laura.Driver@vistry.co.uk>
Cc: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Subject: RE: Pollution comment Land contamination - DC/23/95382 TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Thanks Laura, All received.

Neil, I've uploaded the documents to the discharge file on salesforce.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Laura Driver <Laura.Driver@vistry.co.uk>
Sent: 26 June 2023 10:47
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Cc: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Subject: RE: Pollution comment Land contamination - DC/23/95382 TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Hi Gary

Apologies but they are too large to send by email so I have sent them on this link: <https://we.tl/t-KjZ6QgiYNk>

Please let me know if you have issues accessing.

Kind regards,

Laura Driver MRTPI

Head of Planning

Mobile: 07763 874123

Please Note: My working days are Monday to Thursday.

Vistry Housebuilding Southern

Central 40 | Lime Tree Way | Chineham Park | Basingstoke | RG24 8GU | 01483 705100

Please note satellite navigation postcode: RG24 8UT (exit off the Chineham Park roundabout to Central 40)

Vistry Housebuilding



Part of the Vistry Group



Vistry Group is proud to support
Alzheimer's Society as its charity for 2023

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: Friday, June 23, 2023 4:07 PM

To: Laura Driver <Laura.Driver@vistry.co.uk>

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

Subject: FW: Pollution comment Land contamination - DC/23/95382 TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

NOTE: Email originated outside of Vistry Group.

Hi Laura,

Please see the E-mail from my colleague Neil Scott. Could I ask you to see if you can find the documents listed, so that he can respond.

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8490



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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

Sent: 23 June 2023 15:56

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: Pollution comment Land contamination - DC/23/95382 TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Hello Gary

I've had a quick look at the Con Land report by GESL (GROUND APPRAISAL REPORT GE21355-GARv2-APR23 dated 26/4/23) submitted against this application, it refers to some previous reports:

- A Phase I-II Geo-Environmental Site Assessment undertaken by Omnia Environmental Consulting, ref. A11463, dated November 2020 (we have a copy of this);
- a Geotechnical Ground Investigation Letter Report, ref. A11609/210809/L1, dated 23rd August 2021, undertaken by Omnia Environmental Consulting; (we don't have this report, but have a letter report by Omnia entitled Supplementary Investigation Works ref: A11512/210615/L1 dated 5th July 2021) and;
- a Ground Investigation Report (Geotechnical), undertaken by Geo-Environmental Services Ltd, ref GE21296/GIR/JAN23, dated 27th January 2023 (we don't have this).

Unfortunately, as this most recent report references the second and third reports which we don't appear to have, I can't progress my review.

If you could ask the applicant to provide copies of the missing reports that would be very helpful

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

Ext.: 8304

Mobile: 07467012360

From: Planning @ Eastleigh Borough Council <planning@eastleigh.gov.uk>

Sent: 23 June 2023 12:15

To: Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>;

Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal DC/23/95382

Application No: DC/23/95382

Address: TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Description: Discharge of Conditions. Condition 7- (a) Scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model. (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 other property and the natural and historic environment. Condition 12- Scheme for the demolition of the existing building on site and the safe removal of the asbestos. Condition 13- A timetable for the implementation of the foul sewerage and sustainable surface water drainage systems Final details of the profile, levels, section and construction of the drainage pond to be located towards the south eastern corner of the site and details of the final design of the proposed pumping station. Condition 23- Alternative methods of ventilation and proposed enhanced glazing, including the specific products and their acoustic performance, for those plots identified as requiring this within the submitted Noise Assessment. Condition 26-No vegetation clearance shall occur on site during the bird nesting season (between 1st March & 31st August) unless first approved in writing by the local planning authority. Clearance works shall take place in accordance with the approved details and shall be supervised by an appropriately

qualified ecologist. F/21/91132-Demolition of all existing buildings on site and erection of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure, hard and soft landscaping, open space and drainage.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards

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