

Osmond, Gary

From: Panza, Yacklin
Sent: 08 April 2026 16:58
To: Osmond, Gary
Subject: RE: [DC/26/101088] Land East of Chickenhall Lane, Eastleigh, SO50 6AF - Condition 4

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Gary,

Hope you had a nice Easter!

I have reviewed the revised Ground Conditions Consultants (January 2026). Land East of Chickenhall Lane, Eastleigh, SO50 6AF. Supplementary Investigation and remediation Strategy. Reference: J24-018-R06. Version 3.0.

It is noted that the report has been updated to include additional information on:

- Soil movements and storage, along with documentation of these movements to be included in the verification report;
- Ground gas protection measures details in accordance with BS8485:2015, indicating that a total of 3.5 points would be required to achieve CS2 conditions. The proposed mitigation measure comprises:
 - o Installation of gas membrane (2.0 points)
 - o Reinforced cast in situ suspended slabs with minimal penetrations (1.5 points).
 - o These are to be installed by an independent specialist, who will provide a final validation report.

Based on the above, it is considered that the information provided addresses our previous comments, and we can recommend the discharge of condition 4 of F/24/98678.

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

Ext.: 8058

Mobile: 07557 327776

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Monday, March 30, 2026 4:45 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: FW: [DC/26/101088] Land East of Chickenhall Lane, Eastleigh, SO50 6AF - Condition 4

Hi Yacklin,

Is the attached what you were looking for?

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Joseph Osborne <j.osborne@highwoodgroup.co.uk>

Sent: 30 March 2026 16:35

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

Subject: RE: [DC/26/101088] Land East of Chickenhall Lane, Eastleigh, SO50 6AF - Condition 4

Good Afternoon Gary,

Please see attached the revised RMS strategy which address the comments raised.

Hopefully the changes to section 9.3.8 and 9.4 are sufficient to address the EHO's concerns.

Kind Regards

JOSEPH OSBORNE DESIGN MANAGER



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

Sent: 26 March 2026 13:47

To: Joseph Osborne <j.osborne@highwoodgroup.co.uk>

Subject: FW: [DC/26/101088] Land East of Chickenhall Lane, Eastleigh, SO50 6AF - Condition 4

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Hi Joseph,

Please see the response below from my Environmental Health colleague. Could I ask you to pass this onto your contamination consultant so that they can respond to her queries.

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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Eastleigh Borough Council

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Sent: 26 March 2026 13:00

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

Subject: [DC/26/101088] Land East of Chickenhall Lane, Eastleigh, SO50 6AF - Condition 4

Dear Gary,

Thanks for consulting the Pollution Team on the planning application DC/26/101088 for the Discharge of Condition 4 (contaminated land remedial scheme) of Planning Permission F/24/98678 for the construction of a 70 Bed Care Home (Use Class C2), with associated parking, landscaping, access, drainage and other associated works following demolition of existing structures (Amended plans received) at Land East of Chickenhall Lane, Eastleigh, SO50 6AF.

I have reviewed the following document:

- Ground Conditions Consultants (January 2026). Land East of Chickenhall Lane, Eastleigh, SO50 6AF. Supplementary Investigation and remediation Strategy. Reference: J24-018-R06. Version 2.0

Key findings are detailed below:

- The report includes a review of the site history, environmental setting and a summary of the findings of a previous investigation conducted in 2024.
- The report also includes the findings of a supplementary ground investigation carried out in December 2025, including the excavation of No. 41 trial pits.
- Made ground/ topsoil was encountered up to 1.10mbgl across the site. No visual or olfactory evidence of contamination was detected, other than potentially asbestos cement ay TP131.

- A total of No.46 soil samples were collected for laboratory testing and results were compared against Residential with homegrown produce (1% SOM) CLEA Scenario.
- Elevated concentrations of lead and nickel at TP106 (south of site) and lead at TP131 (north of site), which are considered as contamination hotspots for human health.
- No elevated TPH concentrations were detected above the selected CLEA scenario; however, upgraded water supply or clean service corridors is recommended.
- Exceedances on PAH were detected at TP109, TP113, TP114, TP125, generally associated with the presence of tarmacadam/char/ash fragments in made ground.
- Asbestos fibres were detected at TP105, TP109, TP110. The suspected asbestos found in TP131 was found not to be asbestos; however, as the made ground present in this area was distinctively different from the surrounded pits, then this area is considered to be a potentially hotspot area.
- Ground water was not covered within the supplementary assessment.
- Ground gas protection measures CS2 are recommended due to presence of Alluvium and peat rich soils, in accordance to RB17.
- A remedial options appraisal was included.
- The remediation strategy includes the selection of most appropriate remedial options, which are:
 - o Placement of cover system in areas of soft landscaping,
 - o Excavation of made ground on the vicinity of TP31 and place it beneath the building, hardstanding or cover system;
 - o PEB water pipes will be installed
 - o Reuse of soils: Material to the north of the site (excluding area surrounding TP131) considered to be suitable for cover system.
- A verification plan is also included for the removal of made ground and installation of cover system. Once the remedial works (cover system) are completed, a verification report will be produced.

In conclusion, I generally agree with the findings of the report; however, given the proposed reuse of soils on site, it is essential that the remediation strategy clearly set out how soils will be segregated, stored, and reused to prevent cross-contamination. This should be clarified and included. Additionally, the consultant has recommended the implementation of CS2 ground gas protection measures, but no further details were provided. Can the consultant clarify why this has not been included in the remediation strategy?

I recommend the above information is to be reviewed/ included in the remediation strategy in order to discharge condition 4 of F/24/98678.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

