

Osmond, Gary

From: Panza, Yacklin
Sent: 03 September 2026 16:12
To: Callum Doswell; Osmond, Gary
Cc: Lara Milligan; Watts, Jonathan; Ryan Doswell
Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Hello all,

Thank you for sending the full report from Membrane Testing Solutions Ltd dated Match 2026 reference NTS.VR.1054-BA.

The verification report indicates that the installer used was non-specialist contractor (Finnegan Flooring Ltd.), although their website said that they are also competent with installation of gas membranes. The current guidance recommends that gas membrane is installed by competent and trained staff and independently verified, regardless of the Characteristic Situation level.

The report also includes specifications of the gas membrane installed, and detailed records of site inspections/ validation visits and photographs.

Based on the above, although the use of a non-specialist installer was not best practice, the independent verification report concludes that CS2 gas mitigation measures installed (including passive ventilation system and gas membrane) successfully and in accordance with BS8485:2015 and other best practice documents.

I can confirm that the above report satisfactorily addresses my previous comments. On this basis, I can now recommend the discharge of Condition 7 of F/23/95177.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Callum Doswell <cad@doswell.co.uk>
Sent: Thursday, September 3, 2026 3:10 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>; Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Cc: Lara Milligan <lmilligan@boultermossman.co.uk>; Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>; Ryan Doswell <rjd@doswell.co.uk>
Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Hi Yacklin,

Please see a link to the full sign off report from MTS:  [MTS.VR.1054-BA - Nightingale Avenue, Eastleigh, SO50 9JA - March 2026.pdf](#)

I trust this is sufficient but please let me know if you require anything else.

Thanks

DOSW



CALLUM DOSWELL

Contract Surveyor

07867 631 289

cad@doswell.co.uk

www.doswell.co.uk

Correspondence Office: Draper Tools Head Office, Hursley Road, Chandler's Ford, Eastleigh

Registered Office: 14-15, Monks Brook Industrial Park, School Cl, Chandler's Ford, Eastleigh

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

Sent: Thursday, September 3, 2026 3:00 PM

To: Callum Doswell <cad@doswell.co.uk>; Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Cc: Lara Milligan <lmilligan@boultermossman.co.uk>; Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>; Ryan Doswell <rjd@doswell.co.uk>

Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Hi all,

I have reviewed the submitted Certificate of Conformance produce by Membrane Testing Solutions Ltd. dated 26/02/2026 for the inspection and validation of the gas resistant membrane installed at Plots 1-4 Nightingale Avenue, Eastleigh SO50 9JA. The report includes details of visual independent inspection undertaken by a suitable qualified consultant. The report indicates that installation of gas membrane was in accordance with best practices and manufactures recommendations and no defects were found. Details of the installer, gas membrane technical specification, delivery tickets, were not included; however, the report mentioned that NF400 gas resistant membrane was used, known for protection of CH₄, CO₂ and radon (according to google website).

Can details of the installer and specification of gas membrane used be sent across? Once this is received, I will recommend the discharge of Condition 7 of F/23/95177.

Many thanks,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

023 8068 8058

07557 327776



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

From: Callum Doswell <cad@doswell.co.uk>
Sent: Thursday, September 3, 2026 1:21 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Cc: Lara Milligan <lmilligan@boultermossman.co.uk>; Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>; Ryan Doswell <rjd@doswell.co.uk>
Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

You don't often get email from cad@doswell.co.uk. [Learn why this is important](#)

Hi Yacklin,

Further to your call with Ryan, please find attached Certificate of Conformance MTS Ltd for the gas membrane installation at Nightingale Avenue, Eastleigh.

If you require any further information, please let me know.

Kind regards

DOSW



CALLUM DOSWELL
Contract Surveyor

07867 631 289

cad@doswell.co.uk

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Correspondence Office: Draper Tools Head Office, Hursley Road, Chandler's Ford, Eastleigh

Registered Office: 14-15, Monks Brook Industrial Park, School Cl, Chandler's Ford, Eastleigh

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From: Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>
Sent: Thursday, September 3, 2026 12:40 PM
To: Ryan Doswell <rjd@doswell.co.uk>; Callum Doswell <cad@doswell.co.uk>
Cc: Lara Milligan <lmilligan@boultermossman.co.uk>
Subject: Fw: F/23/95177 (Nightingale Ave) - Condition 7

Hot off the press, it looks like Yacklin needs a bit more info before discharging.

Regards

Jonathan

Sent from [Outlook for iOS](#)

Jonathan Watts BSc DipSP

Project Manager

Project Delivery - Corporate Projects

023 8068 8119

07584 006893



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: Thursday, September 3, 2026 12:28 pm

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

Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Hello Gary/ Jonhatan,

I have reviewed the Soils Ltd (August 2026) letter report in relation verification report for the site, which refers to the Main Investigation Report dated December 2023 rev 1.02. However, I have not reviewed such report. The latest version I checked was rev 1.01, which was approved in the Discharge of Condition 6 (DC/23/95441) letter by planning on 18/09/2024, along with an email sent on the same day indicating that gas membranes would have been installed and verification report required to discharge condition 7.

The verification letter report provided indicates that no remedial measures were required, and no information on the precautionary installation of gas membrane was provided. Therefore, I recommend that further information is submitted to confirm the installation of gas membrane in order to discharge Condition 7.

If you have any further questions, 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: Wednesday, September 2, 2026 4:45 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>; Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>
Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Cheers Yacklin. Make sure to get a reward from Jon for being so helpful.

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: 02 September 2026 16:28
To: Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>; Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Afternoon both,

I will have a look at this tomorrow first thing in the morning.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>
Sent: Wednesday, September 2, 2026 4:15 PM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>; Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: Re: F/23/95177 (Nightingale Ave) - Condition 7

Hi Gary

Thanks for getting back to me and apologies again, I hadn't realised that the submission was made so recently!

@Panza, Yacklin, not wishing to pressurise you but I would be extremely appreciative if you could look at this for me to enable Gary to be able to discharge tomorrow.

I do of course understand that this may not be possible and so if that is the case I'd really appreciate it if you could let me know.

Thanks in advance

Jonathan

Sent from [Outlook for iOS](#)

Jonathan Watts

Project Manager

Project Delivery - Corporate Projects

Ext.: 8119

Mobile: 07584 006893

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

Sent: Wednesday, 02 September 2026 16:06:19

To: Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>

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

Subject: RE: F/23/95177 (Nightingale Ave) - Condition 7

Hi Jonathan,

We only received it at the end of last week and it's been validated today. Whilst I will obviously try and deal with it as quickly as I can, I'm unlikely to get it done for tomorrow afternoon, unless we speak very nicely to Yacklin to take a look at it ASAP.

If she can, and all is acceptable, then I will see what I can do.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Watts, Jonathan <Jonathan.Watts@eastleigh.gov.uk>

Sent: 02 September 2026 15:16

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

Subject: F/23/95177 (Nightingale Ave) - Condition 7

Importance: High

Hi Gary

Sorry, I keep hassling you about this scheme!!!

We're all set for PC at Aviary Court tomorrow afternoon, but on talking to Ryan Doswell early today, I understand that the discharge of Condition 7 is still outstanding.

I'm not sure when the relevant info for this was submitted, so apologies if you haven't had it for long, but is there any chance that you'd be able to discharge for tomorrow afternoon?

Let me know if this is going to be an issue and I'll look to update the team.

Thanks

Jonathan

Jonathan Watts

Project Manager

Project Delivery - Corporate Projects

Ext.: 8119

Mobile: 07584 006893