

Osmond, Gary

From: Panza, Yacklin
Sent: 27 June 2024 11:44
To: Osmond, Gary
Subject: RE: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS - Updated RMS

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Gary,

I have reviewed the following report submitted to support the partial discharge condition 20 – Remediation Scheme of F/19/86946 for the project located at Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS:

- Soils Ltd. (February 2024). Additional contamination investigation and remediation method statement at Stoneham Continuing Care Retirement Community, Stoneham, Eastleigh, Hampshire SO50 9HS. Reference 21248/RMS Rev1.3

-

Please see my comments below:

It has been noted that Section 4.8: Radon, the consultant recommends that the developer contact Building Control to confirm the requirements for radon protection measures. I strongly advise that this is done at the earliest opportunity so that any measures can be incorporated into the design. I have no further comments in this regard.

Additionally, it is noted that in Section 5.3: Final Remediation Strategy, there is a statement indicating that excavated materials from areas identified as contaminated with PAHs/ asbestos should be removed and disposed of without reuse. Confirmation of this should be included in the final validation report.

Based on the above, I can confirm these comments addressed my previous concerns on radon and re-use of soils on site. I am satisfied to partially discharge condition 20 (Remediation Method Statement), with a full discharge to follow upon submission and approval of the Verification Report.

I trust the above information is of assistance. 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: Monday, June 24, 2024 3:42 PM

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

Subject: FW: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS - Updated RMS

Hi Yacklin,

Does the attached address the couple of issues you had?

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Ann Marie O'Meara <amomeara@meedhurst.co.uk>

Sent: Monday, June 24, 2024 2:22 PM

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

Cc: Michael Corby <mcorby@meedhurst.co.uk>; Dan Goddard <dgoddard@meedhurst.co.uk>

Subject: RE: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS - Updated RMS

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

Sent on behalf of Michael Corby

Good Afternoon,

Please find the RMS for Stoneham attached, which has been updated to reflect your comments.

Please note, Michael is on leave until 3 July, and requested that the revised RMS is forwarded as soon as it was received from Soils.

Kind regards,

Ann Marie O'Meara

Meedhurst Project Management
Sterling House
High Street
Ascot
Berkshire
SL5 7HG

01344 872889

07769 856255

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

Sent: Monday, June 10, 2024 5:29 PM

To: Michael Corby <mcorby@meedhurst.co.uk>

Subject: FW: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Dear Michael,

I forwarded on the approval for the Test Valley side of the site to Yacklin, our EH pollution officer and she has come back with the response below. Can you clarify to the two points she has raised – soils and radon – and hopefully we can approve things from our side.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8490



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

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

Sent: Monday, June 10, 2024 12:41 PM

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

Subject: RE: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Hi Gary,

Thanks for the update. Just to clarify, I am not suggesting 2 different strategies, in my previous comments I have indicated that I generally agreed with the proposed mitigation measures, but requested clarification regarding re-use any soils on site and radon protection measures. No information has been submitted to address these. We still required the above information to partially discharge condition 20 – Remediation Scheme of F/19/86946, with the fully discharge once verification report before brought in to use to certify compliance with the Remediation Scheme is submitted and approved.

I trust the above information is of assistance.

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, June 5, 2024 2:13 PM

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

Subject: FW: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Hi Yacklin,

It looks like Test Valley have approved the land contamination condition for their side of the site (see attached). Could you please review the decision and let me know if you feel this is acceptable for the part of the site within EBC's jurisdiction?

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490



From: Michael Corby <mcorby@meedhurst.co.uk>

Sent: Wednesday, June 5, 2024 1:15 PM

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

Cc: Smith, Katherine (Avison Young - UK) <Katherine.Smith@avisonyoung.com>

Subject: RE: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Gary

I have just left you a voicemail.

We have been working on a response to your pollution team's comments as previously discussed, but this morning we received the attached approval from Test Valley.

Given that the Stoneham site spans 2 planning authorities, I am mindful that we shouldn't have 2 different strategies. A coordinated response was agreed so can you call me please to discuss a suitable approach and to agree a way forward.

Kind regards

Michael

Meedhurst Project Management
Sterling House
High Street
Ascot
Berkshire
SL5 7HG

T: 01344 872889
M: 07584 025995

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Monday, April 29, 2024 12:31 PM
To: Michael Corby <mcorby@meedhurst.co.uk>
Subject: RE: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Thanks Michael.

Gary Osmond Principal Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8490



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

From: Michael Corby <mcorby@meedhurst.co.uk>
Sent: Monday, April 29, 2024 11:48 AM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Cc: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: RE: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Gary

Just to reconfirm our discussion.

We need to undertake further design to properly respond to the query from Env Health detailed in the email below. This requires contractor and civil engineering input, all of which is taking more time than I anticipated. I expect to be able to get back to you in 3 to 4 weeks. Is this ok?

Kind regards

Michael

Meedhurst Project Management
Sterling House
High Street
Ascot
Berkshire
SL5 7HG

T: 01344 872889
M: 07584 025995

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Monday, April 8, 2024 10:16 AM
To: Michael Corby <mcorby@meedhurst.co.uk>
Cc: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: FW: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Dear Mr Corby,

Please see the initial response from my Environmental Health colleague, Yaklin Panza, below. As you will see, whilst she is generally happy with the approach being proposed, she has raised a couple of points which need some clarification. Could I please ask you to look into these and provide a response/information requested?

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: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Thursday, April 4, 2024 2:01 PM

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

Subject: [DC/24/97028] Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Hi Gary,

Thanks for consulting the Pollution Team on the planning application reference DC/24/97028 for the discharge of Condition 20 (Remediation) of F/19/86946 for the site at Land At Park Farm , North Stoneham Park, Stoneham Lane.

I have reviewed the following report produced by Soils Ltd. (February 2024) 'Additional contamination investigation and remediation method statement at Stoneham Continuing Care Retirement Community, Stoneham, Eastleigh, Hampshire SO50 9HS', reference 21248/RMS Rev1.2.

I generally agreed with the proposed mitigation measure of removal of impacted asbestos soils and appropriate waste disposal, discovery strategy for unexpected contamination, imported soil standards. However, it is not clear if they are proposing to dispose of all excavated material or if they plan to re-use any soils on site. Can this be clarified? In regards radon protection, does the applicant consulted building control? what was their response (if radon protection measures be required at the site, this should be properly addressed in the remediation strategy)?

Once the above is clarified, I will be happy to partially discharge condition 20, as the last part of the condition indicates: 'The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority'.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776