

Eastleigh Borough Council
(Development Management)
Eastleigh House Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Our ref: HA/2024/125645/03-L01
Your ref: DC/24/96676
Date: 26 February 2025

Dear Sir/Madam

LPA QUERY - :DISCHARGE OF CONDITIONS 11 (GROUND LEVELS), 14 (FOUL DRAINAGE), 15 (SUDS), 16 (SURFACE WATER INFILTRATION), 18 (ROAD & FOOTWAY CONSTRUCTION) & 21 (PILING) OF PLANNING PERMISSION F/21/91686 FOR THE CONSTRUCTION OF 105 DWELLINGS TOGETHER WITH ACCESS FROM TOYNBEE ROAD, ASSOCIATED PARKING, PUBLIC OPEN SPACE AND LANDSCAPING FOLLOWING THE DEMOLITION OF EXISTING BUILDINGS.

LAND AT TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Thank you for your email regarding the above proposal. In the latest consultation, the new link the planning officer sent across did not contain anything recent, but there were documents relevant to the contamination condition in the form of a remediation method statement. However, it did not include the investigation on which this remediation method statement was based.

We went back to a 2022 consultation and found the original site investigation. We had been consulted on the 2022 consultation.

We have reviewed the documents , however they have not done any testing of the groundwater for contamination. Some contamination was encountered in the soil, but nothing significant. Groundwater is only moderately sensitive in this location; it is on a secondary aquifer, but there are no principal aquifers or particularly sensitive groundwater receptors. There are also no clearly identified high-risk point sources of contamination.

As such, though not doing groundwater sampling was a shortfall, given the constraints we do not think it would be warranted to insist it is carried out.

They have not identified any remedial requirements needed in relation to groundwater.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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While the investigation was not ideal, specifically in not actually testing groundwater, we would be reasonably comfortable with this assessment in relation to remedial requirements.

As such, we would agree that the pre-commencement contamination conditions can be discharged (in line with the recommendations by the environmental health team).

It is important, though, that in line with the recommendation of the remediation method statement, a careful watching brief is maintained for any potential unidentified contamination. If significant unidentified contamination is encountered, then we would wish to be reconsulted.

Yours faithfully

Miss Suz Greenwood
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cc Eastleigh Borough Council