

Osmond, Gary

From: Panza, Yacklin
Sent: 29 September 2025 11:41
To: Osmond, Gary
Cc: Pires, Andre
Subject: [DC/25/99857] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN -

Follow Up Flag: Follow up
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Dear Gary,

Thanks for consulting the Pollution Team on the planning application DC/25/99857 for the Discharge of Condition 5 (Land Contamination Mitigation Remediation) for 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. have reviewed the following document:

- Soils Limited Ltd. (July 2025). Remediation Method Statement at Site off Toynbee Road, Eastleigh, Hampshire SO50 9DN. Reference 21682/RMS Rev1.0

Please see my comments below:

The Remediation Statement includes a summary of the site conditions, proposed development and previous ground investigation findings, conceptual site model and a risk assessment. The risk assessment identified the need for remediation of:

- Elevated concentrations of PAHs at WS4 (central north area of the site);
- Elevated concentrations of Arsenic at WS6 (central north area of the site);
- Central west area of the site as this was not investigated during the intrusive works;
- Ground gas protection measures (CS2 conditions).

The remedial options appraisal concluded that the most practical and sustainable approach is the installation of engineered cover system (minimum 600mm clean topsoil/ subsoil with hi-vis geotextile membrane) for soft landscaping areas identified in Figure 4. Imported soils should be tested and demonstrated suitable for use (screened against values presented in table 4.1 in a 1:50m³ ratio or 1 per landscaped area, whichever is the smallest). Any removed materials should be appropriately disposed off site and waste documentation included in final validation report. Ground gas protection measures should be designed, installed and independently verified in accordance with CIRIA C375. A discovery strategy for unexpected contamination should be in place at all times during ground works, and consultant must be notified in the event of such sources are encountered. Verification plan

In summary, the submitted Remediation Strategy meets the requirements of condition 4(c)(Remediation Strategy) and 4(d) (Verification Plan) of F/21/91686. I am therefore satisfied that these can be discharged. However, it is noted that the current consultation incorrectly refers to discharge of condition 5 (Verification Report), which has not been provided yet and therefore this can't be discharged at this stage.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776