

Altman, Rebecca

From: Panza, Yacklin
Sent: 27 November 2025 13:50
To: Altman, Rebecca
Subject: [DC/25/100223] EASTLEIGH RAIL WORKS, CAMPBELL ROAD, EASTLEIGH, SO50 5AD

Follow Up Flag: Follow up
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Categories: Consultation responses, Conditions

Dear Rebecca,

Thanks for consulting the Pollution Team on the planning application DC/25/100223 for the discharge of Condition 31 (contaminated land verification), of planning permission X/24/97800 (variation of F/20/87841) for 'demolition of existing buildings and erection of up to 2,444 sq. m of floorspace (GIA) for use within: Class B1(c); Class B2 and /or Class B8; provision for 'open storage' (Class B8) from up to circa 2.5 hectares (part permanent and part temporary); alterations to access including road widening, new footpath and creation of new vehicular access via Campbell Road; installation of acoustic barrier; and associated works including parking, services, landscaping, infrastructure and groundworks'.

I have reviewed the following report

- Delta Simons (January 2021). Remediation and Verificatin Strategy. Eastleigh Works. Reference 17-1080.08
- Neame Sutton (08/10/2025). Cover letter. Planning permission F/20/87841 – Eastleigh Works. Submission of discharge condition 31 – Verification report.
- Lucion (08/09/2025). Verification Letter Report. Plots 300 and 303, Eastleigh Works.

Please see my comments below:

It is understood that the applicant is seeking discharge of condition 31 (Remediation Verification) of Plots 300 and 303 only.

The verification report includes a summary of the planning and remediation requirements. The report informs that Plot 300 and 303 (currently used as open storage) have not been subject to ground disturbance, except for breaking of the hardstanding for construction of HV cable trench to the west of Plot 300, and photos of reinstatement were included. Waste transfer notes from the soil arisings were provided. Only one borehole was installed within these plots; however, it was not properly decommissioned as was not located during the site visit. The consultant concludes that given the limited changes to the plots and limited historical contamination, this does not represent an unacceptable risk. Based on the above, we are satisfied with the verification report and recommend the discharge of Condition 31 for Plots 300 and 303.

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

