

Osmond, Gary

From: Panza, Yacklin
Sent: 29 January 2026 10:57
To: Osmond, Gary
Subject: RE: Old Oak Farm 2

Dear Gary,

I have reviewed the Apple Environmental (April 2024). Intrusive Contaminated Land Investigation report for Old Oak Farm Winchester Road Fair Oak Hampshire SO50 7HD, reference CL/3542/WP.

The report includes the results of the intrusive investigation carried out on 16/01/2024 comprising excavation of No. 8 boreholes up to a depth of 3.0mbgl across the entire site, with collection of soil samples for laboratory testing and ground gas monitoring. Exploratory site plan is included in the report. The ground conditions reported generally comprises grass over clayey subsoil (with occasional manmade materials at BH02 and BH03) over sandy clay. Soil samples collected were analysed and laboratory certificates were appended to the report. Results were screened against Residential with Home Produce CLEA scenario. No exceedances were detected.

In terms of ground gas, the report indicates that monitoring works were undertaken on six occasions between 16/01/2024 to 11/04/2024 including low/ falling pressure conditions. The report indicates that CH4 and CO2 concentrations were recorded up to 0.3% and 3.9%, with no measurable flow rates identified. The report includes gas risk assessment in accordance with BS8485, which indicates low risk and CS1 conditions.

The report concludes that, based on the findings of the investigation, the risk should be low for anyone occupying the new dwellings, or undertaking construction work, and recommends an observation strategy in place during groundworks.

We confirm that the above report satisfies my previous comments made on 12/01/2026. However, we suggest the following watching brief condition for unexpected contamination:

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved reports produced by Apple Environmental (April 2024, Intrusive Contaminated Land Investigation report for Old Oak Farm Winchester Road Fair Oak Hampshire SO50 7HD, reference CL/3542/WP; and, November 2025, Intrusive Contaminated Land Investigation. Old Oak Farm. Winchester Road. Fair Oak. Hampshire. SO50 7HD. Reference CL/3841/WP), it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken in accordance with the methodology set out in the above reports. Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

Additionally, we recommend a standard CEMP condition:

No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].

- c) the parking of vehicles of site operatives and visitors;
- d) measures to control the emission of dust and dirt generated by demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;
- k) temporary surface water drainage provisions; and
- l) hours of working

Reason: To limit the impact the development has on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

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

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

Sent: Monday, January 26, 2026 5:45 PM

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

Subject: FW: Old Oak Farm 2

Importance: High

Hi Yacklin,

Could I ask you to review the attached and let me know if this addressed the points raised in your consultation response of 12th Jan?

Thanks,

Gary Osmond
Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Louise Cutts <LouiseCutts@wessexplanning.com>

Sent: 14 January 2026 17:32

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

Subject: Old Oak Farm 2

Importance: High

Hi Gary

I have noted your EHOs consultation response. I attach the intrusive land investigation and their previous comments provided to the Planning Inspector at appeal stage confirming no issues. I cant see how their response can reasonably change in this situation. Could you confirm that their original stance is retained please?

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



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