

Altman, Rebecca

Subject: FW: Land Contamination comment: F/23/94668 Land east of Knowle Lane, Knowle Lane, Fair Oak, SO50 7DZ

From: Scott, Neil <Neil.Scott@eastleigh.gov.uk>

Sent: 11 May 2023 18:28

To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>

Cc: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Subject: Land Contamination comment: F/23/94668 Land east of Knowle Lane, Knowle Lane, Fair Oak, SO50 7DZ

Hi Rebecca

We have reviewed the reports submitted on land contamination by the applicant, both by EPG Ltd., Detailed quantitative gas risk assessment Land east of Knowle Lane Fair Oak, ref: EPG/8615/2021/DQRA/V1, May 21, (DQA report] and, Remediation method statement Land east of Knowle Lane Fair Oak, Version 1.0, EPG/8615/2021/RMS/V1, May 2021. [RMS report]

The conclusion of the reports is that the site is subject to ground gas conditions which are classified as Characteristic situation 2, CS2, and therefore ground gas mitigation measures are required. Generic approaches only are proposed. The RMS report also identifies that some construction work had already commenced on site (Figure 4), units B and C, and foundation levels for two other units (however this is a different layout to that currently proposed).

The RMS report also refers to an earlier site investigation by GESL in 2017 [GROUND INVESTIGATION REPORT for the site at LAND EAST OF KNOWLE LANE, FAIROAK, GE16117-GIR-OCT17-V1.1 06 OCTOBER 2017], which concluded that soils on site were 'unlikely' to require mitigation for a commercial end use, and proposed importation of clean cover soils for areas of soft landscaping. Other generic measures such as protection of services, and a discovery strategy were also recommended.

Reviewing the reports highlighted above it appears that the development application includes an area of land on the south and east outside of the area investigated in the 2017 site investigation report, and that considered in the assessments of the 2021 ground gas reports. Referring to the proposed site layout plan this would appear (roughly) to be the area of units 12 and 13 and the HGV turning area.

Whilst we don't object to the principle of development in land contamination terms, and the assessment of CS2 gas protection being required, there is a degree of uncertainty caused by the discrepancy over the extent of land investigated and assessed in the reports and the area of land included in the application. Reviewing the 2017 report it is clear that at the south easternmost part of the site surveyed made ground continued to be encountered, it is not unreasonable then to conclude that the additional area is also affected.

We would recommend then that should the application be granted, that it be conditioned to require further information to be submitted regarding the state of contamination in the un-investigated part of the site, and an updated risk assessment and mitigation scheme as necessary for the whole development.

The remediation scheme is required that is specific to the development and buildings proposed on site and which should be submitted and agreed prior to the commencement of development.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment
