

Subject: FW: Monks Lake - DC/23/96010 - Condition 3

Hi Rebecca,

Hope you are well.

I have reviewed the report produced by Geo Environmental entitled 'Desk Study Report for the development at Monks Lake, Grange Road, Netley Abbey, SO31 5FF, dated (04/09/2023), reference: GE21897/DSR/SEPT23, version 2.0 for the construction of two-storey detached dwelling and garage with associated landscaping and courtyard parking area, after demolition of existing dwelling and garage as per planning F/23/95140. After discussion with Neil Scoot, please see our comments below:

- The site is located approximately at 150m south from former landfills (West Wood and Westwood Phase 3). The site geology comprises River Terrace Deposits over Selsey Sand Formation (Secondary A aquifers). No groundwater or surface water extractions vicinity of the site. Site within NVZ.
- Historically, the site has been used as residential property and made ground expected to be shallow, including asbestos.
- The Desk Study Report indicates the risk of ground gas migration from these landfills to site is not considered plausible due to (Section 2.16): presence of active gas collection in the landfill, monitoring wells within the boundary of landfill not presenting elevated concentration of ground gas (no CH4 concentrations and CO2 up to 12.7% in 2016 monitoring regime), presence of Lake acting as barrier for lateral ground gas migration.
- The DS indicates that risk of contaminated land is low (including risk of ground gas) and no intrusive investigation is required. A discovery strategy for unexpected contamination is presented in Section 5.0, which seems reasonable from the soil contamination perspective. However, due to the proximity to the landfills, a precautionary approach is recommended in terms on ground gas risks. Previous investigations carried out in neighbouring site (to the east), have indicated that CS2 conditions applied. On this basis, have we been provided with details of foundation type for the property, any details of membrane to be installed?
- In addition to reporting of any unexpected contamination, evidence of any excavated soils to be removed from site needs to be provided to the LPA. Any asbestos impacted soils (if encountered), need to be classed as hazardous waste and off-site removal accordingly.
- Prior to their use on site, suitable confirmation that any that soils to be imported to site to make up topsoil or subsoil meet with the approval of the LPA needs to be provided.

If you have any questions, please do not hesitate in contact us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

