

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Friday, November 3, 2023 11:23 AM
To: Martin, Clare <Clare.Martin@eastleigh.gov.uk>
Subject: RE: Land rear of 98, Station Road, Netley Abbey, SO31 5AJ

Hi Clare,

I have reviewed the 'Contamination Assessment 98 Station Rd, Netley, Southampton, SO31 5AJ' dated 16/12/2019. Ref: 1CO108159/191216/L, which was submitted with a previous application at the site. It is noted that an intrusive ground investigation was undertaken prior the construction of the outbuilding. The report indicates that the ground conditions encountered were Topsoil over River Terrace Deposits, and no visual or olfactory evidence of contamination were noted. No groundwater was encountered during investigation works.

Three environmental samples were collected within the building footprint (not targeting soft landscaping areas). Laboratory results indicated exceedances on lead (TP103 at 0.50mbgl) and beryllium (TP101 at 0.10mbgl). However, they were not considered as a risk to human health due to exceedances only being slightly above the GAC for residential with plant uptake also due to the location within the footprints. Therefore, my previous comments on remediation measures for proposed gardens are still valid.

The report does not refer to ground gas risk within the site; however, it does mention that previous investigation at the adjacent site (100 Station Road, Netley) detected high readings of CO2 and installation of CS2 gas protection measures within each building were required. As discussed yesterday, we need to know if gas protection measures were installed within outbuilding as there is a risk of ground gas.

Hope that information helps, if any questions please do not hesitate in contact me.

Best regards,

Yacklin

Yacklin Panza
Pollution Control Specialist
Planning & Environment - Pollution
Ext.: 8058
Mobile: 07557 327776