

Altman, Rebecca

From: Panza, Yacklin
Sent: 09 March 2026 16:44
To: Altman, Rebecca
Subject: [DC/25/100210] Land West of Allbrook Way, Knowle Hill SO50 4LZ - Condition 20 of O/19/86980
Attachments: [DC/25/100210] Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ
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/25/100210 for the discharge of Condition 20 of O/19/86980 for the construction of up to 52 residential dwellings at Land West of Allbrook Way, Knowle Hill SO50 4LZ. I have reviewed the following documents:

- Wilson Bailey (13/01/2026). Ground Investigation Report for Land at Knowle Hill, Allbrook, Eastleigh Hampshire. Reference J202334. Version 4
- Wilson Bailey (11/02/2026). Remediation Strategy and Verification Plan. Land at Knowle Hill, Allbrook, Eastleigh Hampshire. Reference J2334/DB/c06a

Please see my comments below:

As mentioned in my previous comments on 19/01/2026, several points were raised on the Desk Study and Ground Contamination report, specifically related to the exceedances on Arsenic in a couple of locations, which are still not included in the report. The updated conceptual site model should be reflecting the findings of the investigation, even if this has been included in the Remediation Strategy, the applicant should update this report in order to approve Condition 20a.

In relation the Remediation Strategy and Verification Plan report, the document indicates that:

- Locally elevated arsenic concentrations within the southern area of the site requires remediation, which involves the removal of existing topsoil and made ground with subsequent validation testing of the remaining soils (1 sample every 50m² ratio for soft landscaping, and assumed one sample per garden – I think there is a typo ‘with a sample also recovered from the propose private rear garden to Plot No’). If results are found unacceptable, a capping system would be required. The criteria for imported soils were included (either re-use of clean soils from northern area of the site or from certified source). Details of the verification report are included; however, it is noted that evidence of removal of contaminated material (i.e. waste consignment notes) is not included. This is expected to be included in the final verification report.
- Ground gas remediation requirements in accordance with BS8485 indicates that 4.5 points are required for CS3 conditions. This is proposed to be achieved by pre-cast suspended segmental subfloor, passive sub-floor dispersal layer, gas resistant membrane, installed by professional installer and independently verified. Details of the gas membrane, as well as ventilation/ sub-floor drawings have not been included. This is assumed to be included within the final verification report.

In summary, the Remediation Strategy and Verification Plan satisfies the requirements of Condition 20b; however, the Desk Study and Ground Investigation report should be updated accordingly to accurately reflect the findings and to be in line with the Remediation Strategy. We suggest this is revised and resubmitted to fully discharge Condition 20 of O/19/86980.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776



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