

Huckfield, David

From: Panza, Yacklin
Sent: 07 July 2026 14:29
To: Huckfield, David
Cc: Pires, Andre
Subject: [O/26/101417] Land adjacent to Windhover Roundabout, Bursledon, Bursledon Road SO31 8BN - Contaminated land

Dear David,

Thanks for consulting the Pollution Team on the planning application reference O/26/101417 for the Outline planning application (all matters reserved except for access) for employment development (Use Class B2/B8) of up to 18,580 square metres together with ancillary offices (Use Class E(g)(i)) and other ancillary buildings, structures, parking, servicing and manoeuvring areas, landscaping and sustainable urban drainage features, following demolition of existing buildings at Land adjacent to Windhover Roundabout, Bursledon, Bursledon Road SO31 8BN. Please find my comments on Contaminated land below.

I have reviewed the following documents:

- Geo-Environmental (04/12/2023). Desk Study Report. West End Road, Bursledon. Hampshire. SO31 8BN. Reference GE22135/DSR/DEC23 . Version 1.0
- Geo-Environmental (21/12/2023). Ground Appraisal Report. West End Road, Bursledon. Hampshire. SO31 8BN. Reference GE22135-GAR-DEC23. Version 1.0
- Geo-Environmental (29/04/2024). Ground gas assessment and Winter groundwater assessment. West End Road, Bursledon. Hampshire. SO31 8BN. Reference GE22132 - LRv1AP240429
- Tor&Co (28/03/2025). Site location plan. Land adjacent to Windover Roundabout, Bursledon. Drawing 276504 XX-ZZ-DR-A-P001
- SLR Consulting (21/06/2025). Landscape Strategy Plan. Land adjacent to Windhover Roundabout, Bursledon. Drawing reference 416.066094.008
- Tor&Co (28/03/2025). Demolition plan. Land adjacent to Windover Roundabout, Bursledon. Drawing 276504 XX-ZZ-DR-A-P012

The desk study report includes a review of the site's history, current site use, environmental setting and preliminary risk assessment. The key findings are highlighted below:

- The site walkover carried out indicates that site comprises a farmyard to the southeast and grass fields and dense woodland to the north. The site has been used as seasonal Christmas tree sales and dog training facility.
- The geology of the site is anticipated to comprise River Terrace Deposits to the east and west overlying Wittering Formation, both classed as Secondary undifferentiated Aquifers.
- A stream and pond are located 208m east of the site. Made ground is anticipated in farmyard area.
- A review of the historical maps indicates that although several features are located within 100m of the site boundary, only the petrol station and garage located within 100m of the site boundary represents a potential risk of contamination. No. 3 old gravel pits were noted within 25m southwest of the site.
- No. 4 historical landfills were identified within 500m of the site boundary, being the closest 25m south and 40m southwest.
- The site is not located within a radon affected area.
- An initial conceptual site model and preliminary risk assessment was produced, indicating moderate to low risk to end users and buildings/ infrastructure from potential ground gas produced by made ground and historical landfills.
- The report recommends that an intrusive investigation is carried out to confirm ground conditions and allows ground gas monitoring and assessment.

The Ground Appraisal report presents the findings of an intrusive investigation comprising No. 10 dynamic sampler boreholes to a depth of 4.0mbgl distributed across the site with installation of wells for groundwaters and ground gas monitoring. These include:

- Ground conditions encountered comprised topsoil up to 0.35mbgl over River Terrace Deposits with different proportions of sand, gravel and clay. Made ground was encountered only at WS01 to the southeast corner of the site (up to 0.50mbgl).
- Groundwater was encountered between 0.45 and 3.47mbgl.
- A total of No.14 soil samples were collected for laboratory testing. The results were screened against CLEA commercial end use scenario. No exceedances were detected on heavy metals, TPH, PAH, PBCs. No asbestos was identified. Pesticides testing were also below the Environmental Protection Agency Regional Screening Levels for pesticides.
- A waste assessment carried out indicates that topsoil, made ground and river terrace deposits were classed as Non-Hazardous.
- The revised conceptual site model and risk assessment indicates low to very low risk, except for ground gas (discussed later).
- The report also includes a discovery strategy for unexpected contamination.
- A total of No. 6 rounds of ground gas monitoring were undertaken including periods of low/ falling atmospheric pressure. The results were presented in a stand alone ground gas letter report. Methane concentrations were recorded up to 0.2%, whilst CO2 was recorded up to 12.9% (at WS10 and WS11). No flow rate was recorded during the visits within unsaturated wells. The assessment discusses that although CO2 was recorded above 5%, no plausible significant on-site sources of carbon dioxide were established, and the identified historical landfills are significantly away from WS10 and WS11. The CO2 in these locations were therefore attributed to anaerobic conditions. Based on these, the assessment concludes that CS1 conditions apply for the site.

In summary, the reports are very comprehensive, and I agree the risk of contaminated land across the majority of the site is low. However, as mentioned in the ground appraisal report, additional investigation would be required within the farmyard area to confirm ground conditions after demolition (specially as asbestos containing materials could be present within the structures' fabric).

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

Best regards,

Yacklin

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