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UPDATED REMEDIATION METHOD
STATEMENT
SCHOOL LANE
CHANDLER'S FORD
EASTLEIGH
HAMPSHIRE

Report Reference No. 132887C.3

On behalf of:-

Portakabin Limited
New Lane
Huntington
York
YO32 9PT

June 2026



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Our Ref: SW/132887C.3
29 June 2026

UPDATED REMEDIATION METHOD STATEMENT FOR PROPOSED NEW HEADQUARTERS AT SCHOOL LANE, CHANDLER'S FORD, HAMPSHIRE

Lucion Ground Engineering Limited was instructed by the client to prepare a Remediation Method Statement for the redevelopment of the site for the creation of a new Headquarters development of two-storey offices, with associated hardstanding and landscaping at School Lane, Chandler's Ford, Eastleigh, Hampshire.

The following method statement has been formulated from the updated Lucion Ground Engineering Limited report referenced 132887D.2 dated May 2026, which considers the likely exposure scenarios during and on completion of the proposed development and updates a previous remediation method statement referenced 132887C.1 dated 28 November 2025. The redevelopment comprises clearance of the site, including removing buried decommissioned fuel tanks and associated TPH impacted soil, lowering of the ground level by circa 0.50m, and subsequent construction of a two-storey offices HQ, with parking, access road and landscaped areas, as shown on the proposed landscaping plan, included to the rear of this report, for the site at School Lane, Chandler's Ford.

Additional investigation, chemical testing, gas and groundwater monitoring has been undertaken by Lucion Ground Engineering Limited. The findings of which are incorporated into any remedial actions as appropriate.

Anticipated exposure scenarios during the construction phase of the redevelopment works are discussed as follows.

GENERAL COMMENTS

1. Existing drains will be inspected, with any damaged sections fixed or replaced and redundant sections removed.
2. No special precautions would be required during the development of the site by workers who may come into contact with the soil during groundworks, providing standard precautions are adopted which should generally include the procedures given by the Health and Safety Executive (The Blue Book) HS(G)66.

3. Consideration should be given to gas monitoring within deep or confined spaces, particularly where thick made ground, organic soils and vapours from hydrocarbon impacted soils are present, to ensure safety of personnel entering them, since methane and carbon dioxide could accumulate within any excavations, service chambers or sub-structures.
4. No asbestos was found during the investigation, however, if any is found an adequate written plan is required to ensure that measures are taken to control the risks from asbestos, in accordance with CAR 2012.
5. If any soils are revealed which are different to those encountered by the ground investigation, the advice of a specialist should be sought in view of classifying the material and ascertaining its risk to groundworkers.
6. All soils removed from site will be disposed of using licensed carriers and taken to appropriately licensed disposal facilities.
7. The local authority will be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for all soil and material disposal should be gathered, as they are essential to demonstrate the works.

Remediation – Removal of Buried Tanks

8. The tanks have been removed by Wessex Demolition & Salvage Limited, and their method statement and risk assessments are appended to the rear of this document.
9. The excavation for the removal of the tanks, and associated TPH impacted soils, has been undertaken under the supervision of an engineer from Lucion Ground Engineering Limited. Excavated contaminated spoil was placed on heavy gauge polythene to stop cross contamination prior to removal from site. The clients' plan, Project No.16894 rev C01 dated 15.06.2026 shows the tank excavation locations.
10. If groundwater is encountered, appropriate control measures will be provided by Wessex Demolition. Any contaminated groundwater is to be disposed of at a suitably licensed facility.
11. The excavation has been extended as necessary to 'chase out' any obviously contaminated soil, with appropriate support of excavation sides provided by Wessex Demolition.
12. Site operatives are not to enter the excavation without approval and appropriate safety protocols. Samples for validation following the removal of the obviously contaminated soils are to be obtained from the four sides and base of the excavation, using the excavator bucket, for decanting into appropriate containers and testing in a UKAS accredited laboratory. It is envisaged that two tests from each side, and two from the base, are obtained, however this may be varied according to the final shape/size of the investigation.
13. The completed excavation is to be backfilled with compacted layers of clean inert materials (proposed 6F2 with no large lumps), to a specification appropriate for the proposed end use.

Remediation – Gas Protection Measures

14. The results of gas monitoring indicate vapour gas protection measures are required for the new building. The gas protection measures were designed by specialists MM-EC Geoenvironmental Limited, ref. 13711.DL001.SM.PG dated 7th June 2026, under the civils contractor and their specification is appended to the rear of this document.

Remediation – Building and Hardstanding Areas

15. Following the demolition of the building and removal to the floor slab level, additional investigation has been undertaken beneath the building footprint to determine whether contamination is present and whether further remediation works are required.
16. The made ground, excluding any TPH impacted soils, could be considered for re-use beneath proposed buildings and permanent hardstanding, if suitable for engineering purposes, where it is unlikely to affect future users of the site.
17. The likelihood of soils affecting future users when present beneath buildings and permanent areas of hardstanding would be considered to be very low. This is because it would be highly unlikely that the general site users would normally be able to penetrate the building floors and hardstanding, which would be necessary for them to uncover any contaminated soils beneath the site.
18. The piling contractor should be made aware of the TPH contaminated groundwater to be piled through.

Remediation – New Landscaped Areas

19. The results of the laboratory analysis indicate the near surface soils contain elevated concentrations of contaminants, which exceeded the screening values for a residential without home grown produce end use, and for a residential without home grown produce end use. The results of the chemical analysis undertaken indicate that this made ground should be considered unsuitable for re-use at the surface in any new landscaped or planted areas within the office block setting and consequently remediation is considered necessary.
20. To provide a suitable growing medium for trees and shrubs in landscaped areas, a landscape designer should be consulted with regard to an appropriate depth of clean soil required for the proposed planting, which could require removing up to 1.00m of made ground soil (below final ground level) and replacing or capping the area with up to 1.00m of clean topsoil/subsoil. Any soil imported to site must be certified as "suitable for use".
21. A minimum depth of removal and replacement of 0.60m in landscaped areas, or the full thickness of made ground where the thickness of made ground is less than this, would be considered appropriate in landscaping areas, where soil will be exposed at the surface, and will involve the removal of the made ground and replacement with a suitably thick cover or barrier layer in order to break the pathway between the underlying made ground and the site users.
22. The new landscaped areas will be inspected prior to any final capping to ensure that unsuitable materials have not been inadvertently placed during the preceding stages of redevelopment works. If the soils at formation level are different to those encountered by the previous investigation, the advice of a specialist should be sought.

23. Imported 'clean' inert topsoil will be supported by verification certificates to provide proof of its suitability. Documentation relating to the source of clean inert topsoil should be presented to the Local Planning Authority for approval prior to infilling. Samples of any imported clean topsoil placed in the landscaped areas should be tested to verify that the soil is suitable for use. Testing should be undertaken on each different imported soil type, and at the rate of at least 1 per 20m³ per source.
24. The analysis of all imported soil samples will meet current UK soil levels (DEFRA C4SLs, LQM/CIEH S4ULs and SoBRA AGAC for residential without home grown produce use).
25. Following validation testing any unsuitable soils will be removed and replaced with clean soil in accordance with the remediation plan.

VERIFICATION

To accord with planning conditions, it is required that the work is fully documented and on completion a verification report is prepared by an independent consultant providing a full descriptive record of the process, quantities of material excavated, stored and removed and the materials imported and placed, together with chemical test results and photographs.

If there are any queries regarding the contents of this letter do not hesitate to contact the undersigned.

For and on Behalf of Lucion Ground Engineering Limited

Yours faithfully



S. WEATHERLEY

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Associate



S. J. FLEMING

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Ground Engineering Director