

Portakabin Limited

New Lane
Huntington
York
YO32 9PT

Our Ref: SW/132887C.3

10 July 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. A plan depicting the location of the three tanks removed is included as an attachment, reference PTK A1 00 D A 1820 - Revision C02.
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.
10. Excavated materials were screened on site using a calibrated Photoionisation Detector (PID). Soils identified as potentially hydrocarbon-impacted were segregated from non-impacted materials and stored separately pending removal from site. The stockpiled material was placed on and covered with heavy-gauge polythene sheeting to prevent cross-contamination and minimise the potential for runoff, dust generation, and infiltration of precipitation prior to collection and disposal by a licensed waste carrier.
11. If groundwater is encountered during the excavation of soils for tank removal or during general construction work, appropriate control measures will be provided by Wessex Demolition or the party undertaking the construction work. Any contaminated groundwater is to be disposed of at a suitably licensed facility.
12. The excavation has been extended as necessary to ‘chase out’ any obviously contaminated soil, with appropriate support of excavation sides provided by Wessex Demolition.
13. 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.

14. 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

15. The results of gas monitoring indicate vapour gas protection measures are required for the new building. The gas protection measures are to be designed by specialists under the civils contractor and their specification is appended to the rear of this document.

Remediation – Building and Hardstanding Areas

16. 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.
17. 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.
18. 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.
19. The piling contractor should be made aware of the TPH contaminated groundwater to be piled through.

Remediation – New Landscaped Areas

20. 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.
21. 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".
22. 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.
23. 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.
24. 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.

25. 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).
26. 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

B.Eng.(Hons.), C.Geol., F.G.S.

Associate



S. J. FLEMING

M.Sc., M.C.S.M., C.Geol., F.G.S.

Ground Engineering Director

Paul Graham/Jonathan MacKenzie
Butek Landline

Dear Sirs,

ASSESSMENT OF PROPOSED GAS VENTING PERFORMANCE FOR SELWOOD, SOUTHAMPTON

Introduction

MM-EC Ltd was commissioned to carry out gas venting performance calculations for Selwood HQ comprising a L-shaped new building. In carrying out our assessment of the gas protection requirements MM-EC Geoenvironmental Ltd were provided with a copy of the gas monitoring data collected by others.

It is understood the gas protection measures proposed on the above site include the construction of a full geocomposite vent blanket which will be vented via 23No ground level vents around the perimeter edge of the building.

For current purposes the assessment has considered the footprint area of the building to be 1227m².

A summary of the assumptions made within the calculations are provided below:

- The respective floor plan area of the block = 1227m²
- We have assumed a maximum methane concentration of 86.3% by volume and a gas flow of 1 l/hr for the design calculations based on monitoring data provided. It should be noted that actual gas flow values were all <0.1l/hr.
- For design purposes we have adopted a target concentration for methane in the passive ventilation layer of 1.00%
- It is proposed that the property will be constructed with a 25-27mm deep geocomposite vent blanket vented via 23No 150mm ground level vents. It has also been assumed that the connecting pipework/manifold pipes are 100mm diameter. The height of the vents for the purpose of the calculation have been assumed to be 1mm above external ground surface.
- The pressure coefficient driving air movement has been assumed to be 0.6Pa.
- A calculation sheet is provided



The respective calculation indicates the ventilation capacity of the proposal will minimally provide 178% of the required ventilation to maintain methane concentrations below 1.00% beneath the footprint area of the building.

We trust the enclosed meets with your current requirements. Should you wish to discuss any matters arising please do not hesitate to contact us.

Yours sincerely

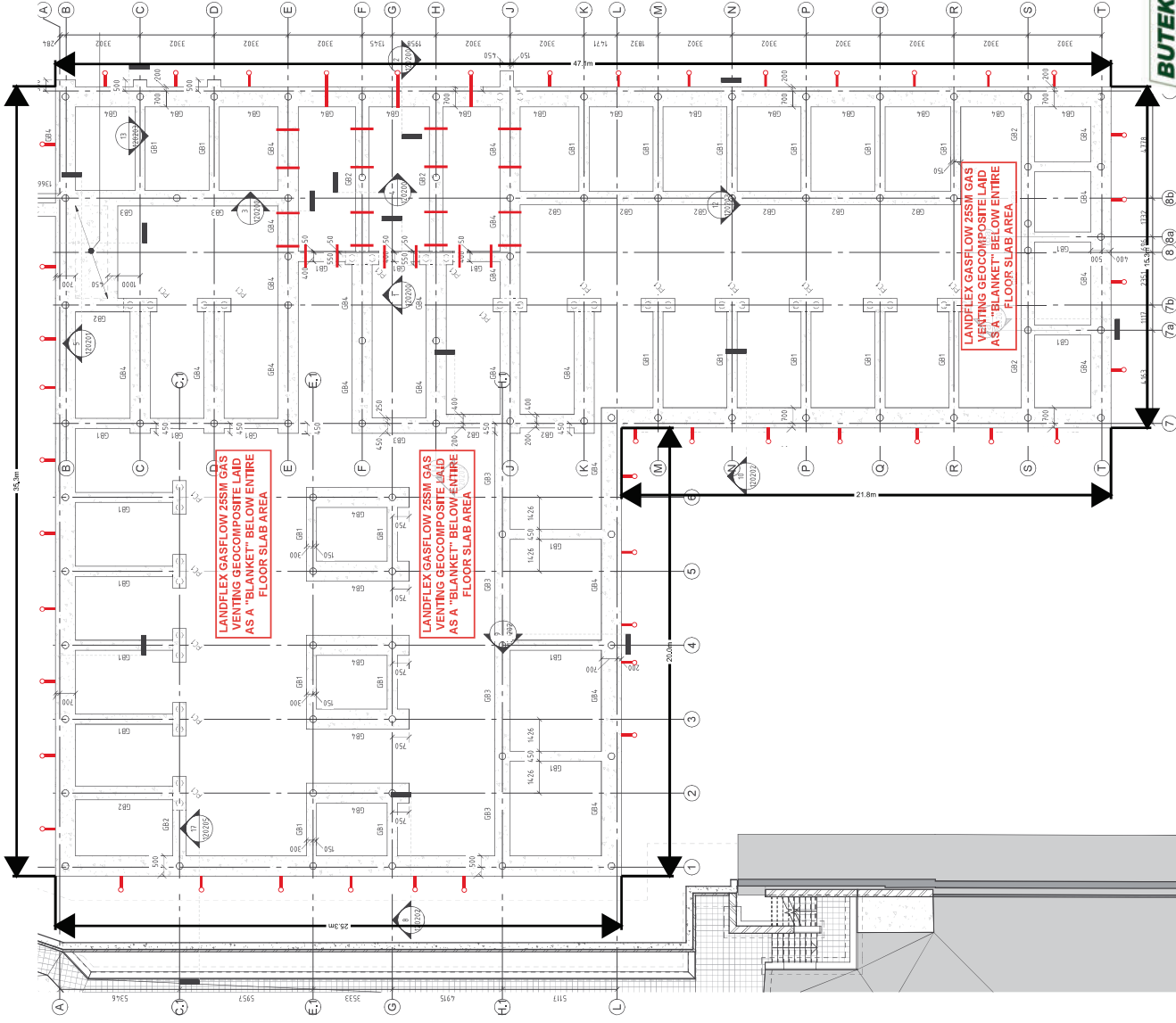
A handwritten signature in black ink, appearing to read "Scott McGregor".

Scott McGregor
Director



APPENDIX A- BLOCK SKETCH

BUTEK LANDLINE INDICATIVE GAS VENTING LAYOUT FOR COMMENT/ APPROVAL
PLEASE NOTE THAT THIS OVERMARKED DRAWING IS FOR GAS PROTECTION REFERENCE ONLY - ALL OTHER DETAILS TBC BY OTHERS



GAS VENTING KEY:

- LANDFLEX ZR66 GROUND LEVEL VENT BOX
- CONNECTING LANDFLEX ZR29 PIPE ACROSS INTERNAL GROUND BEAMS

RMC Ltd.

Selwood HQ

Structural G.A. Sheet 2
Foundation Layout

AMA
Consulting Engineers
25042
Checked by: CC
Date: 11/04/2025
Scale: 1:100
Project: 25042

BUTEK Landline
A specialist division of Butyl Products Ltd
Unfield House, 11 Radford Crescent, Billerica, Essex, UK
0277 653 211 www.butek-landline.co.uk

Containment Solutions

25042 - AMA - Z2 - F2 - DR - S - 120101



APPENDIX B- VENT PERFORMANCE CALCULATION

Methodology for the design of gas protection measures

Reference has been made to the following documentation in the conception of gas protection
BS 5925: 1991 Code of Practice for Ventilation principles and designing for natural ventilation
CIRIA Report 152 Risk Assessment for methane and other gases from the ground
CIRIA Report 130 Methane: Its Occurrence and Hazards in Construction
CIRIA Report 131 The Measurement of Methane and other Gases from the ground
CIRIA Report 149 Protecting Development from methane
CIRIA Report 659 Assessing Risks Posed by Hazardous Ground Gases to Buildings
DETR Research Report 'Passive venting of soil gases beneath buildings

Details to be completed for each assessment	
Project Title:	Selwood, Southampton
Project No:	MM13711
Completed by:	Scott McGregor
Date:	26-May-26
Design Gas:	Methane
Maximum Concentration:	86.3% by volume
Target Concentration:	1.00%

Prepared by:

Date:

07-Jun-26

Scott McGregor



Checked by:

Date:

07-Jun-26

David Moore

Site Name Selwood, Southampton

Contaminant Gas

Target concentration C_T

Methane
0.01

Input Parameters	Variable	Value	Unit	Source of parameter value, or formula
Gas Flow	G_F	1	l/hr	
Flow from borehole	F_R	2.78E-07	m ³ /s	Flow (l/hr)/(60*60*1000)
Gas Concentration	G_c	0.863		
Area of Influence	I_A	10	m ²	Peckson, 1986 - CIRIA Report 149
Emmision Rate	q	2.4E-08	m ³ /m ² /s	Flow from Borehole*Gas Concentration/Area of Influence
Equilibrium gas concentration	C_E	0.01		Target Concentraion
Rate of Airflow for Equilibrium	Q	2.37E-06	m ³ /m ² /s	$Q = q ((1 - C_E) / C_E)$ BS5925:1991, Appendix B, equation (9), pg.29
Area of Building Footprint	A	1227	m ²	
Rate of Flow for Building	Q_T	0.002912	m ³ /s	$Q_T = Q * A$
Assumed Wind Speed	U_{50}	4	m/s	Figure 5, BS 5925:1991, pg.20
Ratio for 80% Wind	R	0.46		Table 9 (exposed (0.56),sheltered (0.46)), BS5925:1991, pg.19
Wind Speed 80% of time	U_m	1.84	m/s	$U_m = U_{50} * \text{Ratio}$
Constant	k	0.35	Urban	Constant depending on terrain. Table 8, BS5925:1991,pg.19
Constant	a	0.25	Urban	Constant depending on terrain. Table 8, BS5925:1991,pg.19
Height of Vents Above Ground Level	Z	0.001	m	
Wind Speed at Height of Vents	U	0.114521	m/s	$U/U_m = kZ^a$ (BS5925:1991, Equation 5,pg.18)
Surface 'A' (Vent Inlet)	S_A	N/A	Pa	BS 5925:1991, Table 13,pg.38
Surface 'B' (Vent Outlet)	S_B	N/A	Pa	BS 5925:1991, Table 13,pg.38
Pressure Coefficient	ΔC_p	0.6	Pa	$\Delta C_p = 'A' + 'B'$ (0.6Pa stated in Gasflow 25 data sheet)

Prepared by:

Date:

Scott McGregor

07-Jun-26

Checked by: David Moore

Date:

07-Jun-26

Summary Table Selwood, Southampton

	A_{inlet}	A_w	C_d	Q_w (individual)	No of Strips	Q_w (Total)	Q_T/Q_w
Airbrick	0.006	0.004242641	0.61	0.0002296		0.0000	#DIV/0!
Vent Box	0.0353	0.024960869	0.61	0.0013507		0.0000	#DIV/0!
100mmØPipe	0.0063	0.004454773	0.61	0.0002411	23	0.0055	0.53
110mmØPipe	0.0095	0.006717514	0.61	0.0003635		0.0000	#DIV/0!
150mmØPipe	0.01767	0.012494577	0.61	0.0006761	23	0.0156	0.19
165mm Void	3.34	2.361736649	0.61	0.1277976		0.0000	#DIV/0!
Gasflow 6mm	0.0132	0.00933381	0.61	0.0005051		0.0000	#DIV/0!
Gasflow 12mm	0.0066	0.004666905	0.61	0.0002525		0.0000	#DIV/0!
Gasflow 12mm	0.0264	0.018667619	0.61	0.0010101		0.0000	#DIV/0!
Gasflow 25mm	0.00585	0.004136575	0.61	0.0002238		0.0000	#DIV/0!
Gasflow 25mm	0.0078	0.005515433	0.61	0.0002984		0.0000	#DIV/0!
Gasflow 25mm	0.0162	0.01145513	0.61	0.0006199	47	0.0291	0.10
Gasflow 25mm	0.0572	0.040446508	0.61	0.0021886		0.0000	#DIV/0!
Gasflow 50mm	0.01485	0.010500536	0.61	0.0005682		0.0000	#DIV/0!
Gasflow 50mm	0.0198	0.014000714	0.61	0.0007576		0.0000	#DIV/0!
Gasflow 50mm	0.030195	0.021351089	0.61	0.0011553		0.0000	#DIV/0!
System		0.095743137	0.61	0.0051808	1	0.0052	0.56207

$Q_w = C_d * A_w * U (\Delta C_p)^{0.5}$ BS 5925:1991, Section A, Table 11

Q_T/Q_w limiting factor

Notes

A_{inlet} = the open void area of the vent components supplied by Landline Ltd

A_w = the effective equivalent area of single opposing vent components

C_d = 0.61 constant

Q_w (individual) = the calculated ventilation rate for single opposing vent component sets

No of Strips = Input column for either number of components or ventilation provided by a number of component sets

Q_w (Total) = Provide total ventilation rate for individual components (when 1 inserted in previous column) or for total system when total number of components inserted

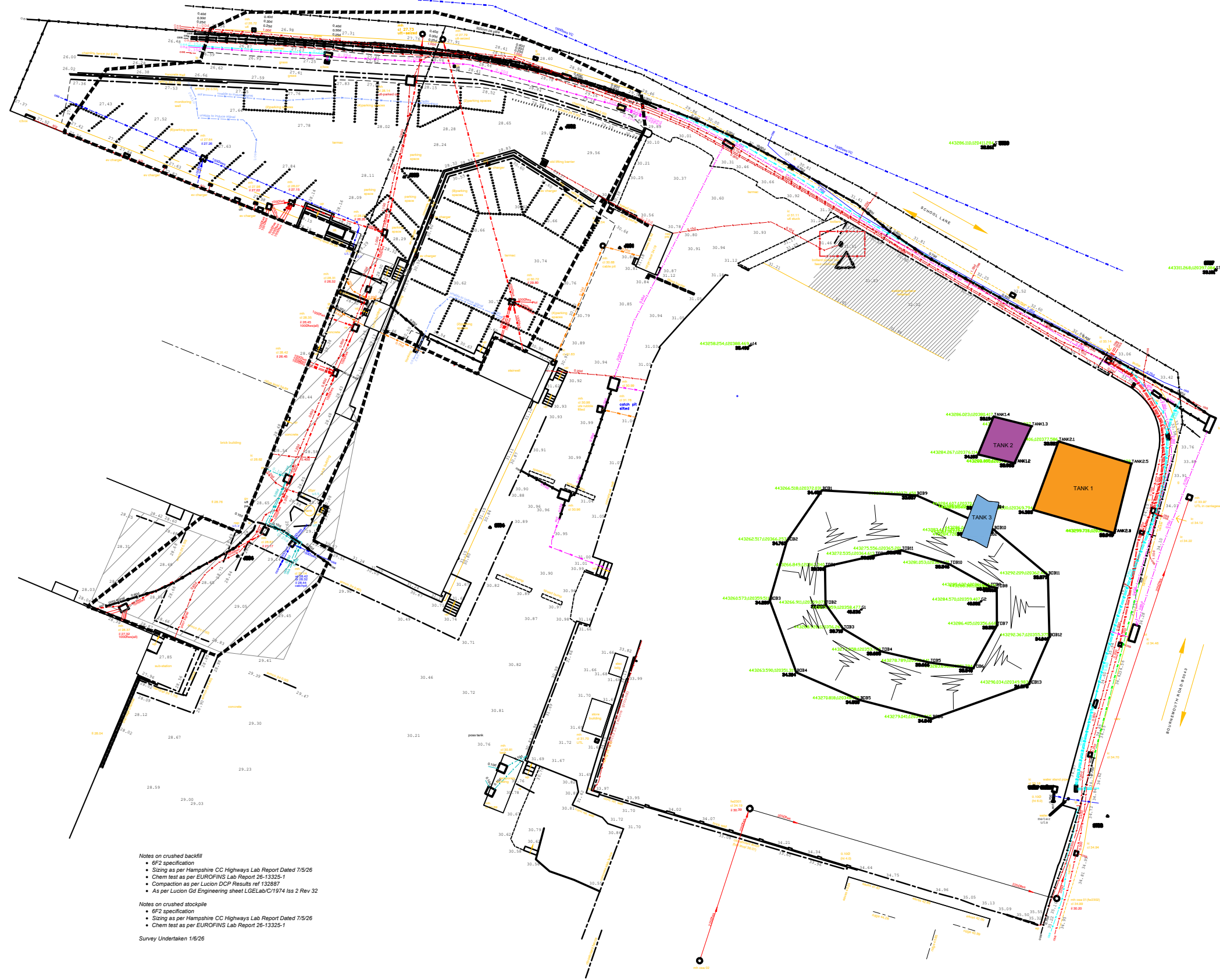
Q_T/Q_w = Rate of flow required to maintain target gas levels divided by rate of flow provided by system (#DIV/0! = N/A)

Prepared by: Scott McGregor
Date: 07-Jun-26

Checked by: David Moore
Date: 07-Jun-26

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Rev:	Date:	Description:	By:	Chk:
C01	15.06.2026	Construction Record	SPM	AC
C02	30.06.2026	Tank 3 added.	SPM	AC



- Notes on crushed backfill
 - 6F2 specification
 - Sizing as per Hampshire CC Highways Lab Report dated 7/5/26
 - Chem test as per EUROFINs Lab Report 26-13325-1
 - or Compaction as per Lucion DCP Results ref 132887
 - As per Lucion DG Engineering sheet LGE/Lab/C/1974 Iss 2 Rev 32
- Notes on crushed stockpile
 - 6F2 specification
 - Sizing as per Hampshire CC Highways Lab Report dated 7/5/26
 - Chem test as per EUROFINs Lab Report 26-13325-1
- Survey Undertaken 1/6/26



Status:	Purpose Of Issue:
CR	Construction Record

Client:
Marie James UK / Workdry International

Project:
Headquarters Office

Title:
Demolition Completion Record Drawing

Scale @ A3:	Date:	Drawn By:	Checked By:
1:500	15.06.2026	SPM	AC
Opportunity Number:		Project Number:	
OPP1365735		16894	
Document Number:			Rev:
PTK	A1	00	D A 1820 C02