

Doswell Projects

Via email only: cad@doswell.co.uk

August 2026

Our Ref.: 20875/Letter/Rev1.00

Dear Callum,

Re: Nightingale Avenue, Eastleigh, Hampshire SO50 9JA

We are writing with regards to the proposed development which is understood to comprise the construction of a three-storey residential apartment block with external single storey bike and bin shed at Nightingale Avenue, Eastleigh, Hampshire SO50 9JA, and the related planning application which states;

"Before any part of the development is occupied or used, unless otherwise first agreed in writing by the Local Planning Authority (LPA), a verification report demonstrating the effectiveness of the remediation works carried out and a remediation completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA. The verification report and remediation completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with Defra and the Environment Agency's LCRM."

As detailed within the Main Investigation Report undertaken for the above site by Soils Limited (report ref: 20875/MIR Rev 1.02, dated December 2023), the analysis of the soil samples showed that a single tested sample (TP1@0.20m bgl) indicated exceedances above the appropriate general assessment criteria. The report concluded that based on the shallow depth of the sample, the material is likely to be removed during the strip of the site surface. The Tier 1 Quantitative risk assessment therefore established that there was no significant risk to the human health of future end-user receptors.

The risk assessment therefore established that there was no risk to the human health receptors of construction workers or future end-users within the Made Ground.

As such, no remediation or subsequent verification report would be required for the site with respect to soil, subject to emplacement of a discovery strategy as outlined within the MIR in case of unexpected contamination being encountered during construction stage of the proposed development, and the agreement of the local authority.

Further to the above, a supplementary round of soils sampling and testing was carried out along the water supply pipe line to establish the appropriate type of installation for potable water supply pipes to the site. As part of this further investigation, it was confirmed that the site surface had been stripped of Made Ground and three shallow soils samples from 0.30m bgl were taken in the vicinity of the previously identified exceedance (TP1@0.20m bgl). The results of the testing of these samples indicated no exceedances against the appropriate screening criteria of residential with home grown produce.

Similarly, the groundwater risk assessment undertaken within the Main Investigation Report (report ref: 20875/MIR Rev 1.02, dated December 2023) established that, groundwater was not impacted by onsite sources, there was no impacted groundwater entering or leaving the site, and as such no remediation or subsequent verification report was considered necessary with respect to groundwater.

The above recommendations are based on the proposed development information available at the time and must not be applied to any other scheme without further consultation with Soils Limited. Soils Limited must be notified about any change or deviation from the scheme outlined.

In respect to ground gas, and as part of the recommendations of the MIR (report ref: 20875/MIR Rev 1.02, dated December 2023), the site was classified as CS1 and so no protection measures would be required.

All excavated material must be appropriately characterised and removed off-site as waste in compliance with current UK legislation and guidance. Safe methods of work would be adopted to reduce/remove the risk to current users, site workers and off-site users during development.

Should you have any further questions please do not hesitate to contact the undersigned.

Yours sincerely,

R Gardner BSc, MSc, FGS
rg@soilslimited.co.uk

For and on behalf of Soils Limited.

Enc.