

Subject: FW: [F/23/96082] OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Wednesday, July 3, 2024 5:28 PM
To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>
Subject: [F/23/96082] OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Hi Rebecca,

Thank you for your patience on this matter. I have reviewed the following report submitted to support planning application F/23/96082 for the removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings, creation of new paddock area, improvements to access sight lines, and new landscaping of site frontage at OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD:

- Apple Environmental. Intrusive Contaminated Land Investigation. Old Oak Farm, Winchester Road, Fair Oak, Hampshire SO50 7HD. April 2024

Please see my comments below:

The above report indicates that a ground investigation was undertaken on 16/01/2024, as recommended by the findings from the previous desk study also conducted by Apple Environmental (November 2023). The ground investigation comprised the excavation of 8 boreholes between 1m bgl to 3m bgl to assess ground conditions, and the installation of monitoring wells in 4 locations. The ground conditions encountered were described as grass over clay subsoil over orange sandy clay (possibly natural soils from London Clay Formation) across the majority of the site, except BH.03 which recorded made ground up to a depth of 0.55mbgl and BH.02 up to 0.23m bgl. No groundwater was encountered during ground works.

Soil samples were collected for laboratory analysis. No exceedances were noted above the GAC for 1%SOM. However, BH.03 results indicate higher values when compared with the rest of the areas, possibly related with the presence of made ground.

Ground gas was monitored in 7 occasions, including periods of low and falling pressure. The maximum concentrations found were 0.3%v/v for methane and 3.9% v/v for carbon dioxide. No gas flow was recorded. The ground gas assessment concludes that the site poses a low risk for ground gas and no protection measures are required, which was the main concern raised in the previous desk study. The UK radon map indicates the site is not within a radon risk area.

The report concludes that no remedial actions are required for the proposed site; however, the author recommends that dwellings should have sub-flooring voids for ventilation as precautionary approach. Additionally, the author recommends that an informal observation for unexpected contamination is conducted throughout construction period, followed by an appropriate strategy on how to manage any unexpected contamination.

Based on the findings of the ground investigation report, we agree that the potential risk of ground gas associated from the presence of made ground from past uses of the site is low. Therefore, we agree with the principle of the development, and also recommend following informal observation and discovery strategy for unexpected contamination during construction.

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

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