

Morris, Rachael

From: Morris, Rachael
Sent: 06 December 2024 11:28
To: Morris, Rachael
Subject: FW: Environmental Report Approval

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: 06 December 2024 10:50
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: RE: Environmental Report Approval

Good morning Rachel,

I have reviewed the Supplementary Ground Investigation report produced by Colliers (dated 26/09/2024) reference 0309046/CW/CK at Unit 1 – 5 Woodside Road, Eastleigh, SO50 4DP.

As mentioned before, we were particularly concern on the elevated hydrocarbon concentrations found at WS110. To address this concern, it is noted that further investigation was conducted in the vicinity of WS110 to assess the extent of the hydrocarbon contamination. Only one out of 4 boreholes identified moderate hydrocarbon odours (BH202). No groundwater testing was undertaking during the additional works. I have discussed the findings of the report with our colleagues from EA, and we consider that:

- The hydrocarbons affected area seem to be restricted to area at WS110 and immediate surroundings.
- The hydrocarbons appear to be largely restricted to heavy-end fractions (i.e., C10+), and therefore, not likely to be particularly mobile.
- The levels of hydrocarbons observed likely represent small amounts of free-phase oil within the water. However, there is no reference to measurable free-phase oil being encountered.
- Although the site lies on a secondary aquifer, there are no specific sensitive controlled water receptors.

The consultant concludes that the hydrocarbon concentrations observed in WS110 are slightly elevated (Section 8 – controlled waters). We disagree with this comment as hydrocarbon concentrations exceed significantly the EQS. However, based on the considerations mentioned above (no measurable free-phase oil observed, relatively isolated occurrences of hydrocarbons, and no specific sensitive controlled water receptors), we agree that the hydrocarbon concentrations found at WS110 are unlikely to pose significant concerns or present a notable wider risk to controlled waters.

Therefore, we can recommend the discharge of conditions 4 to 6 (tank removal and contaminated land) of planning application F/21/91183.

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

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