

Altman, Rebecca

From: Panza, Yacklin
Sent: 16 January 2025 12:39
To: Altman, Rebecca
Subject: [F/24/98678] Land East of Chickenhall Lane, Eastleigh, SO50 6AF - Contaminated land comments

Follow Up Flag: Follow up
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Categories: Consultation responses

Good afternoon Rebecca,

Hope you are well.

Thanks for consulting the Pollution Team on the application F/24/98678 for the construction of a 70-bed care home (Use Class C2), with associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures at Land located East of Chickenhall Lane, Eastleigh, SO50 6AF. I will comment on contaminated land only.

I have reviewed the followings reports submitted as part of the application:

- Ground Condition Consultants (October 2024). Ground Condition Assessment. Land East of Chickenhall Lane, Eastleigh, SO50 6AF. Version 2.0. Report reference J24-018-R03.
- Highwood Construction (2024). Construction Environmental Management Plan. Chickenhall Lane, Eastleigh, SO50 6AF.

Please see my comments below:

Ground Conditions Assessment

The report comprises the findings of a Desk Study (comprising historical review, environmental setting, initial conceptual site model and preliminary risk assessment) and Intrusive Ground Investigation at the mentioned site. The findings are discussed below:

Soils - A total of 17 soil samples were collected for laboratory analysis. Results obtained were compared against the CLEA residential without home produce scenario. No exceedances for metals and TPH were recorded above the GAC, although TPH bands C11-C40 slightly exceed the UKWIR threshold within alluvium strata. An exceedance on PAH was recorded in WS206 at 0.3-0.4; however this could be associated with coal tar, which is consistent with the observed tarmacadam fragments in the Made Ground.

Asbestos - No asbestos fibres were detected in ground; however, suspected asbestos containing material noted on a stockpile in the north of the site could still pose a risk for ground contamination.

Ground gas - Ground gas monitoring was not undertaken due to high groundwater levels. An approach using the RB17 was used instead to assess potential risk of ground gas. Based on this, it was concluded that even though the layer of Made ground encountered during intrusive investigation was relatively thin (up to 0.9mbgl), the organic rich alluvium below could potentially generate significant gas, and therefore CS2 measures are recommended.

Controlled waters – due to shallow groundwater and no mobile contamination from fuels found during intrusive investigation, the consultant considered that there is no significant risk to controlled waters, and therefore not assessed.

Updated CSM and risk assessment:

- Low to moderate risk from asbestos within the Made Ground across the site, in relation to human health. Mitigation will be required in soft landscaping areas (source removal and engineered cover system), and discovery strategy to be followed at all times during construction works (presented in Appendix 7).

- Low risk from Localised PAH in Made Ground containing tarmacadam fragment, in relation to human health. Mitigation will be required in soft landscaping areas (source removal and engineered cover system), and discovery strategy to be followed at all times during construction works (presented in Appendix 7).
- Very low risk from Localised TPH impact in the Made Ground containing tarmacadam fragments, in relation to PE water pipes. It is recommended that upgraded water supply pipes or clean service corridors are used for the proposed development.
- Low to moderate risk from ground gas generation from organic rich natural deposits. CS2 ground gas measures recommended.

In conclusion, the submitted ground conditions assessment was very comprehensive, and I generally agree with the findings of this report. I suggest the following conditions for remediation and verification of the measures:

Remediation Method Statement

No works shall commence on site until a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring has been submitted to and approved by the LPA, in accordance with the agreed Ground Conditions Assessment Report (Ground Conditions Consultants, October 2024, Version 2.0. Report reference J24-018-R03). Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development.

Verification Report

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition above (remediation) that any remediation scheme required and approved under the provisions of condition above (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically such a report would comprise:

- A description of the site and its background, and summary of relevant site information;*
- a description of the remediation objectives and remedial works carried out;*
- verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.*
- Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition above (remediation)

Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development.

CEMP

The Construction Environmental Management Plan (CEMP) prepared by Highwood Construction (2024) generally meets the requirements. However, it does not address the demolition of existing structures on site, which have been identified as potentially containing asbestos-containing materials (ACMs). It is recommended that the applicant update the CEMP to include this aspect, ensuring compliance with the Control of Asbestos Regulations 2012.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

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