

Altman, Rebecca

From: Panza, Yacklin
Sent: 23 October 2025 11:37
To: Altman, Rebecca
Cc: Pires, Andre
Subject: [DC/25/100210] Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ

Follow Up Flag: Follow up
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Categories: Consultation responses, Conditions

Dear Rebecca,

Thanks for consulting the Pollution Team on the application reference DC/25/100210 for the discharge of conditions 16 (Minerals safeguarding), 20 (Contaminated land) and 28 (Lighting) of Outline planning permission ref. O/19/86980 for up to 52 residential dwellings Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ. I have reviewed the following documents:

- Wilson Bailey (19/06/2025). Ground Investigation Report. Land at Knowle Hill, Allbrook, Eastleigh Hampshire. Reference J202334
- Wilson Bailey (12/05/2025). Discussion of Minerals Resource Evaluation. Reference J2334/DB/c03
- Pegasus Group (28/11/2025)/ Land West of Allbrook Way, Eastleigh. Proposed external lighting plan.
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Please see my comments below:

Contaminated land

The ground investigation report includes:

- A site walkover (no date) was undertaken, confirming the land comprises an open agricultural land used as horse grazing. No photographs of the site walkover were included in the report. No indication of potentially contaminative land uses were identified.
- A review of the historical mapping indicates the site is in close proximity (west/ southwest) of a former brick clay extraction pit and former builders merchant (including potentially , which has been redeveloped for housing.
- The intrusive investigation comprised No.14 windowless sapling boreholes up to 8.0mbgl with installation of monitoring pipework in No.5 locations, and No. 11 mechanical excavated trial pits. Ground conditions encountered comprise topsoil over London Clay Formation within the northern area of the site, and outcrops of Whitecliff San Member and River Terrace Deposits within the central and south area of the site respectively. Made ground was recorded in one location (BH9) along the central western area of the site. Borehole records of the trial pits were not included in the report.
- The report indicates that a total of No.6 soil samples were collected across the entire site for laboratory analysis. Results were screening against residential with plant uptake CLEA scenario. No exceedances were detected. However, the laboratory test results were not included in the report, with exception of one topsoil suite to demonstrate suitability of topsoil for reuse.
- Ground gas monitoring was undertaken between 29/12/2023 to 08/03/2024 in 6 occasions, including periods of falling/ low atmospheric pressure conditions. Monitoring results indicates that concentrations of CH4 were not detected on any occasion. However, CO2 concentrations were above 5% in the majority of the locations. Maximum flow rates recorded was 14.8l/h. The report concludes that ground gas protection measures are required. No further assessment was included (as per BS8485 guidance). Additionally, UK radon map indicates that the site is located within an area of 3-5% radon potential and ground gas measures would be required, which has not been included in the report. Risk of UXO was also not included.
- A revised Conceptual Site Model was not included in the report.

- Section 5.8 presents a contamination risk assessment, which indicates that potential soil contamination risk to human health (end users/ site workers) is low and no substantial requirement for ground remediation is needed. Ground gas protection measures are required. No significant risk to properties were identified. Risk to surface and groundwaters was considered not significant.
- Geo-environmental watching brief is recommended for the event of unexpected contamination, as well as material management plan.
- The report indicates that no soil remediation is required, but ground gas protection measures are required.

On the basis of the information provided, the submitted report does not fully satisfy the requirements of Condition 20 of O/19/86980; therefore, cannot be accepted for full discharge of the condition at this stage. The outstanding matters could be addressed through submission of the following supplementary information:

- Provision of all borehole log records and laboratory testing results.
- Justification for limited coverage of environmental testing (only No.6 samples for an area of approximately 2Ha). Alternatively, more sampling would be required, specially within the southern and western areas of the site, close to historical landfill.
- Formal ground gas risk assessment in accordance to BS8485 guidance, including radon risk in accordance to BR211:2013 guidance.
- Updated conceptual site model and risk assessment including potential linkages between sources, pathways and receptors.
- A discovery strategy for the geo-environmental watching brief, outlining procedures for dealing with unexpected contamination.
- A detailed remediation scheme for ground gas protection measures.

Mineral Safeguarding Assessment

Based on the findings of the ground investigation above, we agree that the site conditions encountered mostly comprised soils with high clay content, therefore, not considered recoverable/ commercially viable. We recommend that Hampshire County Council is consulted on this matter as Mineral and Waste Authority.

Lighting

Condition 28 refers to details of external lighting to avoid disturbance to bats. This should be reviewed by our Ecology colleagues.

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

Best regards,

Yacklin

Yacklin Panza

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