

Altman, Rebecca

From: Panza, Yacklin
Sent: 01 December 2025 12:32
To: Altman, Rebecca
Subject: [DC/25/100494] Land adjoining 4 Brookfield, Providence Hill, Bursledon - Contaminated land

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

Dear Rebecca,

Thanks for consulting the Pollution Team on the planning application DC/25/100494 for the Discharge of Conditions: 3 (contaminated land), 5 (Construction Environmental Management Plan), 6 (invasive species), 8 (tree monitoring statement), 17 (biodiversity and lighting) and 37 (BNG verification), of permission ref. F/25/99169 for Construction of a 68-bed care home and 3 x close care cottages at Land adjoining 4 Brookfield, Providence Hill, Bursledon.

We have reviewed the following documents:

- Soils Ltd (October 2025). Ground Investigation Report at New Care Home, Providence Hill, Bursledon, Southampton, Hampshire SO31 8AP. Reference: 22051/GIR Rev1.0

Please see our comments below:

Contaminated land report

- The ground investigation report provides a summary of the site description, proposed development, anticipated geology, review of previous reports, as well as the findings of the intrusive works carried out between August-September 2025. The works comprised No.2 cable percussive boreholes (up to 20mbgl), No.6 windowless sampler boreholes (up to 4mbgl) with installation of No.3 monitoring wells, No. 6 dynamic probes, No. 5 plate load tests, No. 3 trial pit for infiltration testing.
- Borehole logs indicates that ground conditions on site comprise made ground (present at shallow depths - up to 0.40mbgl, especially within the eastern portion of site), overlying sandy clays from the Wittering Formation. Groundwater was encountered between 2.50 and 5.00mbgl. No visual or olfactory evidence of contamination was identified during this ground investigation works.
- A total of No. 8 soil samples were collected for environmental testing. No justification of the sample rationale was provided (i.e. targeting identified potential risk of contamination areas such as bonfires, fly-tipping, etc).
- Laboratory results were compared against 'Residential with Home Produce' CLEA scenario. No exceedances were detected, and no asbestos was identified. However, the consultant indicates works should be undertaken in accordance with asbestos regulations and guidance.
- The risk to controlled waters was determined to be low due to limited made ground encountered and absence of visual and olfactory evidence of contamination, cohesive nature of the natural soils, and site not located within source protection zone. This approach is acceptable.
- The Preliminary Conceptual Site Model indicated moderate risk from ground gas due to several features identified during the desk study (made ground, fly-tipping, bonfires, gasoil tank to the east and historical landfill to the north). The report indicates that ground gas monitoring has been undertaken in one occasion, with 2 others to be followed in the upcoming weeks. The result of this first round of ground gas monitoring has not been included. Appendix F for gas monitoring does not contain any information. The report indicates that no radon protective measures are considered necessary. Further information is required on this regard, in accordance with BS 8485:2015+A1:2019 guidance.

- An updated Conceptual Site Model has been included in Appendix E, indicating very low risk for ground gas, PAHs, TPHs; however, there is no information included in the report that support this conclusion.
- The report concludes that no further works are required, and recommended a discovery strategy for unexpected contamination, re-use of soils in accordance with relevant guidance and imported soil to be tested prior placement on site.

Based on the information provided, the report is incomplete and cannot yet be accepted for the purpose of discharging Condition 3 of planning permission reference F/25/99169. We suggest the report is revised to include justification of environmental sample locations and rationale, and ground gas monitoring assessment in accordance with BS8485:2015+A1:2019 guidance.

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

Best regards,

Yacklin

PD. I am reviewing the CEMP, will pass you my comments shortly.

Yacklin Panza

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10/12/20