

Altman, Rebecca

Subject: FW: [F/25/100141] Land south east of Kings Copse Avenue, Hedge End - Pollution comments
Attachments: 22085 MIR Kings Copse Avenue_compressed.pdf

Sent: 11 December 2025 16:40

Subject: RE: [F/25/100141] Land south east of Kings Copse Avenue, Hedge End - Pollution comments

Hello both,

Rebecca, please see attached the most up to date contaminated land report from Soils Ltd (December 2025, reference 22085/MIR Rev1.0).

I can confirm my previous comments on Discovery Strategy and unexpected contamination were included in the report. I have no further concerns on contaminated land, apart from updated the condition suggested in email below as:

A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to completion. In the event that any evidence of potential contamination that was not previously identified in the approved report (Soils Ltd. Main Investigatin Report at Kings Copse Avenue, Hedge End, Hampshire, SO30 2SZ, dated December 2025, reference 22085/MIR Rev1.0) is found during the watching brief, it must be immediately reported to the LPA. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the LPA. Where a remediation scheme is required by the LPA, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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