

Osmond, Gary

From: Panza, Yacklin
Sent: 09 October 2025 14:34
To: Osmond, Gary
Cc: Pires, Andre
Subject: [F/25/100154] 91B THE CRESCENT, EASTLEIGH, SO50 9BJ - Contaminated land report

Follow Up Flag: Follow up
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Dear Gary,

I have reviewed the Environmental Desk Study and Preliminary Risk Assessment produced by Apple Environmental (June 2025) for the site located at 91B The Crescent, Eastleigh, Hampshire, SO50 9BJ. Please find my comments below:

- The report provides a comprehensive review of site's historical mapping, which indicates the presence of some structures on site from around 1950s, later demolished and replaced by a large building across the western portion of the site, labelled as 'Garage' by 1968-1979. Several potential contaminative activities were identified within 250m from the site, including historical gravel pits, mill, railway sidings, timber yard, council yard, tanks and electricity substations.
- The underlying geology comprises River Terrace Deposits over Wittering Formation (classed as Secondary A Aquifer).
- No UXO preliminary risk assessment was included; however, the report informs that an incident appeared to have occurred only 0.8 miles to the northeast. I have checked online resources and noted that the site is noted as 'Moderate' risk of UXO. No further mention of this risk has been mentioned in the report. Given the area's history it is recommended that an UXO screening should be appended.
- Section 3.1 includes a summary of the current site setting supported by several photographs. Date of this walkover survey hasn't been included. This should be clarified to confirm the currency of observations. It is noted that presumed asbestos containing materials within the buildings fabric and made ground in some areas were observed during the survey.
- The report indicates the site is not located within a radon affected area; however, a review of the UK Radon Map indicates the site is within an area of Maximum radon potential is 3-5%, therefore, radon protection measures should be included. It is recommended that radon risk is reviewed.
- A conceptual site model was developed to identify the following potential sources of contamination (i.e. Heavy metals, inorganics, hydrocarbons asbestos within the made ground from site's previous uses), exposure pathways and receptors.
- The preliminary risk assessment indicates medium to high risk from contaminants within the made ground to human health through dermal contact, direct ingestion and inhalation; moderate risk to buildings and groundwater. Ground gas risk has not been appropriately addressed. Even though the report discounted the gas risk from off-site sources, due to site's previous uses and presence of made ground, ground gas risk should be considered.
- The report recommends precautionary intrusive investigation. However, the assessed medium-to-high risk to human health suggests that the proposed intrusive works are not merely precautionary but necessary for risk assessment refinement.
- Figure 5 provides an indicative sampling location plan, which appears reasonable; however, the depth of the investigation should take into account characterisation of full depth of the made ground and at least 0.5 m into natural strata. Installation of ground gas/ groundwater monitoring wells is recommended.

In conclusion, I recommend that the Desk Study be revised to address the considerations mentioned above (in terms of radon, UXO, ground gas risk), as well as modification of the scope of the proposed intrusive investigation.

Gary – would you like me to review the previously suggested conditions or should we wait until the above report is amended?

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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