

Osmond, Gary

From: Panza, Yacklin
Sent: 12 January 2026 13:11
To: Osmond, Gary
Subject: [F/25/100632] OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD - contaminated land

Dear Gary,

Thanks for consulting the Pollution Team on the application reference F/25/100632 for the Replacement of two lawful dwellings with two self-build dwellings at OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD.

I have reviewed the following documents:

- Jon Dale Architect Ltd (December 2025). Old Oak Farm. Location Plan. Reference LP01 rev B.
- Jon Dale Architect Ltd (August 2025). Old Oak Farm. Site Plan. Reference SLO1 rev B.
- Apple Environmental (November 2025). Intrusive Contaminated Land Investigation. Old Oak Farm. Winchester Road. Fair Oak. Hampshire. SO50 7HD. Reference CL/3841/WP

Please see my comments below on contaminated land:

The Pollution Team previously reviewed a preliminary risk assessment (Apple Environmental, November 2023 reference CL/3520/WP) for the above site in relation to planning reference F/23/96082. This desk study report identified several potential sources of contamination, including historical landfill/ refuse pit and more recently storage/ use of vehicles on site, and previously demolished structures to the south on the site. A number of off-site sources include clay pits, brickworks and kiln were identified within 300m of the site. The report concluded that further intrusive investigation was recommended, including collection of soil samples and ground gas monitoring.

The submitted report (Apple Environmental, December 2025) includes the findings of a ground investigation carried out on 11/11/2025 comprising No. 6 trial pits excavated to approximately 1.0mbgl within the proposed residential dwellings and garden areas. The ground conditions encountered comprise made ground up to 0.38mbgl over generally sandy clay up to 1.10mbgl. No visual or olfactory evidence of contamination was detected/ reported. A total of No. 12 environmental samples were collected for laboratory analysis, and results were screened against Residential with Home Produce CLEA scenario. Report indicates that no exceedances were identified above the relevant criteria.

Section 8 of the report inferred that there is a previous investigation undertaken in 2024, which states additional supporting information on ground gas. This information seems not been provided as part of the current submission. Given the site's location within an area known to be associated with historic landfill activity, the Pollution Team has concerns that ground gas risk may not have been fully characterised. In addition, it is noted that while the consultant describes the site as representing a 'low risk' with respect to ground gas, the report nevertheless recommends the inclusion of sub-floor ventilation as a precautionary measure. This position appears contradictory and requires clarification.

On this basis, it is requested that the applicant submits the referenced 2024 intrusive investigation report for review, or otherwise provides sufficient evidence to demonstrate that ground gas risks have been appropriately assessed and addressed for the proposed development. The Pollution Team will complete its assessment of the site once this information has been received.

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

Pollution Control Specialist

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