

Altman, Rebecca

From: Panza, Yacklin
Sent: 12 January 2026 11:47
To: Altman, Rebecca
Subject: [DC/25/100494] BROOKFIELD, PROVIDENCE HILL, BURSLEDON - Conditions 3 (contaminated land) and 5 (Construction Environmental Management Plan)

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) of permission ref. F/25/99169 for Construction of a 68-bed care home and 3 x close care cottages at site known as land at BROOKFIELD, PROVIDENCE HILL, BURSLEDON.

I have reviewed the following documents

- Soils Ltd (December 2025). Ground Investigation Report at New Care Home, Providence Hill, Bursledon, Southampton, Hampshire SO31 8AP. Reference: 22051/GIR Rev1.02
- Colten Care (November 2025). Construction Environmental Management Plan (CEMP). Proposed 68 Bed Care Home (C2 Use) including 3 No. Age Restricted Cottages (C3 Use). Providence Hill, Bursledon, Southampton, Hampshire. Reference 256 – 02C.

Please see my comments below:

Contaminated land

Previous comments issued on 01/12/2025 requested further information in relation sample rationale and ground gas assessment.

The updated report now includes details of the sample strategy (section 7.2), confirming that samples were targeted towards identified potential contaminative sources including former bonfires, tanks, fly-tipping areas. This additional information satisfactorily addressed the previous comments related to sampling rationale. Section 8.5 of the report includes ground gas risk assessment. A total of No. 3 monitoring wells were installed across the site, and a total of No. 3 rounds of ground gas monitoring have been carried out during October/ November 2025, including periods of low/ falling atmospheric pressure (raw data from 20/11/2025 in Appendix F is missing boreholes ID). No detectable concentrations of CH₄ were recorded. Maximum recorded concentrations of CO₂ were 6.3%, and CO concentrations were detected up to 2ppm. No measurable gas flow rate were recorded on any occasion. The consultant assessment concludes that the site falls within CS2 and gas protection measures should be required in accordance with BS8485.

While the ground gas monitoring programme is limited in duration (including only 3 rounds instead of the typical 6 rounds of ground gas monitoring required), the reported concentrations of carbon dioxide in excess of 5% supports a precautionary Characteristic Situation 2 classification. In the absence of methane and measurable gas flow, and given the limited extent of Made Ground, further monitoring is not considered necessary provided that precautionary gas protection measures appropriate to CS2 are incorporated into the development and appropriately verified. Alternatively, the applicant may elect to undertake additional ground gas monitoring should they wish to further reassess ground gas conditions.

The Conceptual Site Model has been included in Appendix E, indicating moderate risk for ground gas, PAHs, TPHs (although no PAH or TPH recorded in any of the samples), this should be clarified.

Based on the above, we are satisfied that condition 3A (report of site investigation works) can be discharged. However, a site-specific scheme for remedial ground gas measures is required to discharge Condition 3B (remediation).

CEMP

The provided CEMP dated November 2025 was already reviewed and comments passed on 01/12/2025. No new information has been noted in terms of noise/ vibration and dust/ air quality site specific measures (including findings and recommended mitigation measures specified in the Air Quality assessment). Based on the above, we do not recommend the discharge of condition 5 of F/25/99169 until the above considerations are incorporated in the CEMP.

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

Best regards,

Yacklin

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