

Altman, Rebecca

From: Panza, Yacklin
Sent: 14 January 2026 15:33
To: Altman, Rebecca
Cc: Chapman, Gregg (Contractor); Thomas, Ziyad
Subject: Land West of Burnetts Lane Horton Heath, Eastleigh, SO30 2HH [RM/25/100615] Phase 13A The Holme and Phase 14 Homestal) and [RM/25/100614] Phase 17 (The Folds)

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Categories: Consultation responses

Dear Rebecca,

Thanks for consulting the Pollution Team on the planning application RM/25/100615 for the Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, and for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking at One Horton Heath, Eastleigh, SO30 2HH.

We have reviewed the following documents:

- Stantec (September 2025). Factual Ground Investigation Report - Parkside, One Horton Heath, Hampshire. Reference STA-ZZ-XX-RP-G-0001
- Stantec (December 2025). Preliminary Ground Investigation Report - Parkside, One Horton Heath, Hampshire. Reference 332612639 – The Homestal, The Folds and The Holme
- Hydrock (April 2019). Horton Heath Hampshire. Ground Investigation Report. Reference HHD-HYD-XX-XX-RP-GE-0002

Please see our comments below:

Contaminated land

The submitted factual ground investigation report informs the results of an intrusive investigation undertaken in July 2025 comprising No. 4 Cable Percussive boreholes (with monitoring well installation) and No. 14 trial pits to address previously identified data gaps, particularly at The Folds and The Homestal areas. The investigation identified ground conditions generally topsoil up to 1.10mbgl over Wittering Formation (cohesive and granular) across the entire site, with only a small concrete hardstanding area identified southeastern area of the Holme. Groundwater was encountered around 2 to 3.5mbgl. No visual or olfactory evidence of contamination was reported in the field logs. This report indicates 2 out of 8 ground gas monitoring visits has been undertaken, with concentrations of CH₄ and CO₂ below 1% and 5% respectively. It is understood that further monitoring will be undertaken during winter period. Section 2.2 mentions that samples were collected for laboratory testing; however, it is understood that laboratory analysis only included geotechnical characterisation.

The preliminary ground investigation report provides a summary of previous ground investigation findings (Hydrock, 2019 and Ridge, 2023) mainly undertaken within The Holme area. These investigations similarly identified topsoil overlying the Wittering Formation. No evidence of contamination was identified, although it seems that no environmental testing was carried out as part of these investigations. The preliminary ground investigation report also incorporates the findings of the ground investigation works undertaken in July 2025 discussed above.

While the findings presented are noted and generally agreed, the submitted information does not include an updated Conceptual Site Model (CSM) and risk assessment informed by the results of the recent investigation. This is required to satisfy Condition 42a of O/20/89498, which states:

‘A Phase 2 Report of a site investigation documenting the ground conditions for each phase of the site, and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation (Section 10 of the Ground Investigation Report HHD-HYD-XX-XXRP- GE-0002 dated 3 April 2019)’

Section 10 of the Hydrock (2019) report further confirms that:

“Further investigation and assessment will be required to update the ground model, conceptual site model, and undertake generic quantitative risk assessment of potential contaminants ...”

Therefore, in order to fully satisfy the requirements of Condition 42a and current Land Contamination Risk Management (LCRM) guidance, the following information is required:

- An updated Conceptual Site Model (CSM), informed by the findings of the July 2025 intrusive ground investigation and previous investigations for The Folds, The Holme and Homestall.
- A qualitative and/or generic quantitative risk assessment (GQRA) assessing risks to all relevant receptors, including human health, controlled waters, and built structures, based on the updated CSM;
- Confirmation of whether chemical soil and groundwater testing is required, and if not, a robust justification supported by the updated risk assessment.
- Completion and reporting of the remaining ground gas monitoring visits, together with an updated gas risk assessment where appropriate.

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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