

Altman, Rebecca

From: Panza, Yacklin
Sent: 19 January 2026 13:07
To: Altman, Rebecca
Subject: [DC/25/100210] Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation responses, Conditions

Dear Rebecca,

We have received and reviewed the Wilson Bailey (January 2026) Ground Investigation Report for Land at Knowle Hill, Allbrook, Eastleigh Hampshire. Reference J202334.

Our previous comments made on 23/10/2025 indicates that following information was outstanding, with recent comments in green:

- Provision of all borehole log records and laboratory testing results. I can confirm that records of all borehole logs (including the most recent Hand Pits logs from supplementary investigation carried out in October 2025) as well as laboratory test results were included in the report. This is considered satisfactorily.
- Justification for limited coverage of environmental testing (only No.6 samples for an area of approximately 2Ha). Alternatively, more sampling would be required, specially within the southern and western areas of the site, close to historical landfill. It was noted that No. 6 additional ground samples (HP1 to HP6) were collected across the site for geoenvironmental testing. Results were screening against residential with plant uptake CLEA scenario. Section 4.6 of the report indicates that no exceedances were detected, and a summary of the results are shown in the table below (page 6 of the report). However, laboratory test results reported exceedances of arsenic in BH2 and BH4 at shallow soils, which have not been discussed in the report (see highlighted below). These hotspots need further consideration.



DETS Ltd
Unit 1, Rose Lane Industrial
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate			
DETS Report No: 23-13203	Date Sampled	None Supplied	N
Wilson Bailey Geotechnical & Environmental Ltd	Time Sampled	None Supplied	N
Site Reference: Knowle Hill Allbrook Eastleigh	TP / BH No	BH 2	
Project / Job Ref: DB	Additional Refs	None Supplied	N
Order No: None Supplied	Depth (m)	0.25	
Reporting Date: 31/10/2023	DETS Sample No	681938	

Determinand	Unit	RL	Accreditation	
Asbestos Screen ^(S)	N/a	N/a	ISO17025	Not Detected
pH	pH Units	N/a	MCERTS	6.0
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.7
Arsenic (As)	mg/kg	< 2	MCERTS	84
W/S Boron	mg/kg	< 1	NONE	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.6
Chromium (Cr)	mg/kg	< 2	MCERTS	22
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	23
Lead (Pb)	mg/kg	< 3	MCERTS	29
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	12
Selenium (Se)	mg/kg	< 2	MCERTS	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	53
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page de
 Subcontracted analysis (S)

- Formal ground gas risk assessment in accordance to BS8485 guidance, including radon risk in accordance to BR211:2013 guidance. A discussion on ground gas risk has been included in Section 6.2, which considered the worst case measured gas concentration (14.8% v/v) and the worst case measured flow rate (14.8l/hr), indicating a Gas Screening Value of 2.2, which equates to a Characteristic Situation CS3 classification for the site. The report indicates that soil gas protection measures are required, but no remediation method statement was included. The radon risk was considered and additional information provided as part of the Groundsure desktop report, no radon protection measures are required.
- Updated conceptual site model and risk assessment including potential linkages between sources, pathways and receptors. Section 6.1 of the report indicates ground gas source was confirmed after intrusive works, and no other potential contamination, without referring to the arsenic hotspots discussed above. This requires further consideration.
- A discovery strategy for the geo-environmental watching brief, outlining procedures for dealing with unexpected contamination. A brief paragraph on watching brief has been included in Section 7.1.

- A detailed remediation scheme for ground gas protection measures. This has not been included in the report, except for a letter from ground gas specialist Dance Reeves (dated 18/11/2025), including quotation for the required ground gas remediation works.

Condition 20 of O/19/86980 specifically requires:

a) a written report of the **findings of intrusive site investigation works which** includes a description of the extent, scale and nature of contamination, an assessment of **all potential risks** to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and, unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and proposals for the preferred option(s) identified as appropriate for the type of contamination found on site; and unless otherwise first agreed in writing by the LPA; and
(b) a **detailed remediation scheme** designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a **verification plan** outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages. Site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person.

Based on the above, it is required that:

- Further consideration of arsenic exceedances in shallow soils is discussed in the report, including updating the Conceptual site model and risk assessment to include this.
- A remediation strategy and verification plan for the removal of any hotspots and the installation of ground gas membranes.

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

Planning & Environment - Pollution

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