

Havant Borough Council
Environmental Health
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Via e-mail only: Jonathan.Driver@havant.gov.uk

Re. 2 - 6 Seagull Lane, Emsworth, PO10 7QH

Dear Jonathan,

We are writing regarding your e-mail, dated the 25th June 2025 in-relation to Condition c.3 of planning approval APP/22/00155.

Please find attached our Remediation Strategy & Ground-gas Design Report ref. GWPR6668/RMS&GGDR/August 2025.

The report follows conduct of additional trial pits within the area you requested and includes the results of additional soil and groundwater sampling and a subsequent risk assessment. This alongside the recommendations from our report ref. GWPR5475/GIR/November 2023 that should be undertaken.

The additional soil analysis did not identify any contamination. Similarly to the previous phases, groundwater contamination has been found to be present however is due to the off-site gas works adjacent to west and south of the site. Groundwater flow direction is to the south-east and therefore the site is positioned down gradient of the neighbouring gas works. Ground and Water visited the gas works site during excavation of the historic holder and found that the material identified on-site during the trial pitting was similar in appearance and smell to that seen within the holder. The drainage strategy for the site is being improved, no soakaways are to be utilised, the site is to remain industrial and covered with hardstanding, and the biggest contamination risks to controlled waters is not located on the site. Therefore, remediation is not required at the subject site.

Please also note that the vapour risk assessment has been updated based on the results of the soil and groundwater sampling compared against the commercial assessment criteria. Whilst if compared to the residential GAC exceedances would be present (WS3) it is considered that the risk to neighbouring residential properties will be mitigated following remediation of the gas works site. We have therefore recommended that additional groundwater samples are obtained at a later date, as part of validation works, to confirm if betterment has occurred following the neighbouring remediation. The report also provides site specific details on how Ground-gas protection measures are to be adopted.

We will ensure you receive a full copy (including Appendix) of both reports so you can review and assess accordingly. Once you have reviewed, we would be very grateful to be able to discuss the results with yourself.

Kind Regards

Libby Bennett
Engineer

Office: 0333 600 1221 Direct Line: 01420 463 044
www.groundandwater.co.uk



2 The Long Barn, Norton Farm, Selborne Road,
Alton, Hampshire GU34 3NB

geotechnical and environmental consultants
