

Harrison, Liz

From: Scott, Neil
Sent: 22 February 2023 18:48
To: Harrison, Liz
Subject: Pollution comment Land Contamination: C19 Remediation Scheme - DC/22/94335
Land North West of Winchester Road, Boorley Green

Thank you for consulting us on the above application, we have reviewed the following reports by GESL: GROUND APPRAISAL REPORT Reference: GE20584/GAR/JUN22 and dated 30/06/2022, and, DETAILED QUANTITATIVE GAS RISK ASSESSMENT, Reference: GE20584/DQGRA/JUN22 dated 30/06/2022, submitted in respect of condition 19 with respect to site investigation and assessment for development of the land for residential properties and gardens, on the site known as 'Park Farm', also shown as Phase 1D.

Our comments are as follows:

The Ground Appraisal, GAR, report states that *'No elevated soil contaminants of concern in terms of human health have been identified by this phase of investigation.'* However, it goes on to say that *'Further post demolition investigation will be undertaken to confirm the extent and status of the Made Ground soils in due course and this report will be updated'*. This would appear to be in connection with an area where a number of above ground storage tanks, ASTs, have been located and elevated levels of hydrocarbons were identified in soils. Later it refers to a remedial method statement having been drawn up, report reference: GE20346/RSVPv3/APR22, however we do not appear to have a copy of this report. It also advises that a discovery strategy be maintained during the development to identify unexpected contamination and take appropriate remedial action if necessary.

The Detailed Quantitative Gas Risk Assessment, DQRA, report, reviews the previous recommendation for ground gas protection in dwellings on site (presumably Enzygo report January 2021?) and a 'current' investigation, presumably the additional (post demolition) site investigation works referenced in the Ground appraisal report above, however it is not clear if this is the case or not. The additional investigation included ground gas sampling and chemical testing of soils on site including the area of the ASTs (where hydrocarbons were again discovered along with staining and odours in the ground). The assessment of ground gases concludes that although some elevated concentrations of methane and carbon dioxide have been measured, that these did not warrant ground gas protection measures (Characteristic situation 1). It does recommend that further investigation of soils in the vicinity of the ASTs be carried out following demolition of the existing buildings on site.

We note that the consultation refers to Remediation Scheme, however we have not been presented with such, although the GAR refers to one, it is not provided. We also note that the DQRA report advises that no ground gas protection measures are necessary, however as further site investigation works are recommended we do not consider it appropriate to recommend discharge of condition until we have received a proposal for the additional works proposed, and details of any remedial actions that may be necessary following the further investigations. We also recommend that the applicant provide an updated GAR report, and a note confirming how the two reports and works undertaken relate to each other.

We also note that both reports advise that a watching brief be maintained during development for the detection and appropriate treatment of any unexpected contamination that is encountered.
No information is provided on whether any soils will be imported to site to make up topsoil or subsoil levels.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

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From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 20 December 2022 16:46

To: Pollution.CMO <Pollution.CMO@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal DC/22/94335

Application No: DC/22/94335

Address: Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX,

Description: Discharge of conditions application following permission O/15/75953 as amended by X/19/84943 for condition 19 (Remediation scheme)

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: liz.harrison@eastleigh.gov.uk

Phone/Ext: 023 8068 8284

Kind regards

