

Subject: FW: EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK - DC/23/95891 - Condition 4

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Hi Rebecca,

Thanks for consulting the Pollution team. Please see our comments for East Horton Business Park below:

Previous comments from Pollution Team (May 2023) indicate further investigation was required on the southeast area of the site and site-specific RMS. Agreed on the approach of CS2 conditions for site, but details on BS8485 were requested.

The additional ground investigation works were presented on the report produced by Ground and Water (August 2023) entitled '*Contamination Assessment Letter Report. East Horton Business Park, Knowle Lane, Fair Oak, SO50 7DZ*'. Reference GWPR5501/CAR/August 2023 version 1.01. After a review, it was noted that the investigation encountered made ground up to depths between 0.60m and 2.15m bgl within the southeast area of the site. Strong organic odours were noted at TP1, high TPH Aromatic C16-C35 were noted at TP4 (0.30mbgl - although not in exceedance of the GAC for 'commercial' scenario), and asbestos fibres (amosite) detected at TP3 (0.30m bgl) with concentrations <0.001%.

In terms of risk assessments, the report indicates:

- No exceedances compared to the GAC for 'commercial' land use scenario were identified within the Made Ground and no further actions were required. However, a minimum of 150mm of suitable topsoil is required in areas of soft landscaping.
- Positive asbestos was encountered in one location. Further assessment indicates the risk can be considered insignificant and no remediation measures are required. However, an asbestos management strategy was recommended.
- A water supply pipe assessment indicate use of PE is inappropriate due to high concentrations of TPH at location TP4, metal or barrier pipes recommended. Latest proposed plan indicates this area comprise landscape and it is assumed that no water pipes will be likely to run through this area.
- Groundwater risk is negligible due to unproductive aquifer of London Clay Formation. Groundwater flow considered to be in east/ southeast direction towards the pond (to the east) and stream associated with Ford Lake at 225m SE. No further assessment required.
- Site is located within a 1km grid square, where the maximum radon potential of 3 – 5% was recorded. Basic radon protection measures are required in areas where more than 3% of houses are at or above the Action Level. The site was in an area where a risk assessment should be undertaken and a GGS geo report should be obtained.

Based on the above, we have no objections to partially discharge condition 4a of planning permission F/23/94668.

After reviewing the EPG 'Remediation Method Statement. Land East of Knowle Lane. Fair Oak. Reference EPG/8615/2023/RMS/V1 version 1.0 (August 2023), we noted that:

- Section 3.3 indicates basic mitigation measures should be implemented during construction works in relation asbestos.
- Section 3.4 indicates the discovery strategy in the case of any unexpected contamination encountered.
- Section 3.5 indicates verification of 150mm suitable topsoil placement within areas of soft landscaping.
- Section 4 established CS2 conditions (based on previous findings on the DQGA from EPG, May 2021) and type B building according to the BS8485, required a total of 3.5 points, which will be achieved as follows:

* A change on the proposed foundation design was noted (from piled suspended slab with ventilated void to cast in situ monolithic reinforced ground bearing raft with minimal penetrations), giving 1.5 points.

* Installation of gas resistant membrane installed by qualified installer (TBC) and independently inspected (MEC Environmental Ltd), giving 2.0 points.

We require clarification on the following points:

- Who will be responsible of verifying the installation of the cast-in situ monolithic reinforced ground bearing raft with minimal service penetrations?
- Additional information on passive ventilation of the commercial units, to ensure complying with specifications on BS8485 - Type B building: *'Small to medium size rooms with passive ventilation of rooms and other internal spaces throughout ground floor and basement areas'*.
- Considerations given to radon risk.
- Gas membrane details.

Once we have received clarification on the points above regarding RMS, and if there is no more queries, we will discharge part b of Condition 4.

If you have any further questions, please do not hesitate in contact me.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution
