

Subject: FW: [F/23/96224] 32A QUEENS VIEW, NETLEY ABBEY, SOUTHAMPTON, SO31 5EA - Contaminated land comments

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Hi Rebecca,

Thanks for consulting the Pollution Team.

I have reviewed the 'Phase I Desk Study and Site Reconnaissance at 30-32 Queens View, Netley, Southampton SO31 5EA' produced by Leap Environmental Ltd. reference LP3177/DS/1 dated 04/01/2023 for the planning application F/23/96224 for the construction of part 3-storey, part 2-storey building to provide 18 flats and a ground floor retail unit, following demolition of existing building, to include vehicle access, parking, landscaping and footpath access to recreation ground.

This report indicates that the site has not been developed until 1933, when site was used as allotment gardens (possible contamination with heavy metals, pesticides) with a small building until approximately 1965. This structure seemed to be demolished prior the current configuration of buildings was built around early 1970s and it is possible that asbestos has been used within buildings' fabric. To the south of the site, the road and turning circle are likely to contain high PAHs due to coal tar. Made ground is likely to be present on site. Identified features in the vicinity of the site includes electrical substation at 82m southwest, railway works at 300m northeast, landfill at 400m north and gravel pit at 464m southeast; however, any of them were considered off-site sources of contamination due to the low mobility of PCB products (from electrical substation) and their distance to the site. The geology of the site comprises River Terrace Deposits over Selsey Sand Formation, both classed as Secondary A Aquifers. No surface water features were identified within the vicinity of the site. The site is within a low radon risk area.

The preliminary risk assessment on Appendix E indicates moderate risk from made ground (heavy metals, PAHs, pesticides), asbestos and ground gas. The report recommends an asbestos survey and further site investigation and sampling to target possible environmental risks.

The 'Site Plan' drawing reference 19-067-EBC-MHA-XX-XX-DR-AR-0019 rev. A01 dated 12/06/2023 by MH Architects shows there are some private gardens and communal gardens proposed within the east site of the development.

Based on the above, it is recommended that:

1. Ground Investigation

A. A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified by the desk study mentioned above;

B. A detailed site-specific scheme for remedial works, and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed, and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665 unless otherwise agreed with the LPA.

2. Verification of Remedial Measures

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition A(c) that any remediation scheme required and approved under the provisions of condition A(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall accord with UK Land contamination risk management (LCRM) national guidance, and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
- b. a description of the remediation objectives and remedial works carried out
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 1(B)

Any imported soils required for the [development] should be demonstrated to be suitable for its intended end use and meet the approval of the LPA prior to use on site

I trust this information is of assistance. If you have any further queries, please do not hesitate in contact me.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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