

Osmond, Gary

From: Panza, Yacklin
Sent: 08 November 2023 16:26
To: Osmond, Gary
Cc: Scott, Neil
Subject: [F/23/95431] Home Farm, St Johns Road, Hampshire, Hedge End, SO30 4DF - Contaminated Land Comments

Hi Gary,

Thanks for contacting the Pollution Team, and apologies for the delay on this. I have reviewed the following reports in relation to planning application reference F/23/95431 at Home Farm, St Johns Road, Hampshire, Hedge End, SO30 4DF for the construction of 8.no dwellings with associated access, parking and landscaping:

- Ground Condition Consultants Ltd. 'Home Farm, Hegde End. Ground Condition Desk Top Study' dated 18/11/2022 version 1.0 reference J22-077-R01
- Ground Condition Consultants Ltd. 'Home Farm, Hegde End. Ground Condition Assessment' dated 10/03/2023 version 2.0 reference J22-077-R04

Please note my comments below:

- From the Desk Study, it is noted that the site generally comprises an open field/ woodland since the earliest records until today. The site is in close proximity with the M27 (located at lower elevation from the site). Earthworks noted in 2020 to the East of the site and ground levels seemed to be raised by approximately 2m within this area, which are possibly related to cut/fill works from the adjacent development. The expected geology comprises River Terrace Deposits over Wittering Formation, both classed as Secondary A Aquifers. The site is not within a Source Protection Zone. The nearest surface water feature identified is a pond located 50m south to the site. The site is within a low risk of radon. The Initial CSM identified the presence of made ground containing potential contaminants (including asbestos) to the east of the site, and ground gas generation from the made ground to the east as potential contamination sources. The initial assessment indicates the risk of contamination of site as very low to low/moderate and further assessment was recommended.
- A Ground Investigation was carried out to further assess the risk as per recommended within the Desk Study. The site works comprised 5 windowless sampling boreholes, 2 hand pits, 2 trial pits for infiltration testing and 3 TRL DCP. Made Ground was encountered across the site to depths up to 2.20mbgl over medium to very dense thinly laminated sands from the Wittering Formation. A thin layer of 'relic topsoil' was noted in almost all boreholes between the Made Ground and the Wittering Formation, which can be a source for ground gas. No visual or olfactory evidence of contamination was encountered. No groundwater was encountered during the investigation; however, subsequent groundwater monitoring indicates fluctuation in groundwater levels from dry to ground level. A total of 10 samples were collected for geo-environmental analysis.
- The risk to human health was assessed using the 'Residential with home produce' CLEA scenario with 1% SOM. Laboratory testing indicates concentration of heavy metals, TPH, PAH BTEX, MTBE and inorganics are below the GAC for the mentioned scenario. No asbestos was detected in any of the samples. This criteria also discounts the risk to controlled waters as no contaminants were detected within the made ground.
- The risk from ground gas within the made ground was assessed using RB17 approach, supported by one monitoring visit. The assessment indicates that as TOC average is 0.94%, the made ground has been placed less than 20 years and the thickness of made ground is less than 3m average, it is considered that CS1 conditions apply, and no ground gas measures are necessary. Additionally, the monitoring visit was undertaken during low atmospheric pressure and the maximum concentration of CO2 detected was 3.6% with no detected gas flow, supporting the CS1 conditions approach.
- Based on the ground investigation findings, the overall risk of the site is classed as very low. A discovery strategy was included in Appendix 10 for unexpected contamination.

In conclusion, the submitted Desk Top Study Report and Ground Investigation Assessment Report provide information to address any potential contamination issues from the contaminated land perspective, in line with standard practices and regulatory framework. I agree with the findings of the report and have no objections to the proposed development. However, it is advisable that:

- A watching brief be maintained during development for the detection and appropriate treatment of any unexpected contamination that is encountered.
- Any waste materials should be appropriately classified and disposed of.
- Prior to their use on site, suitable confirmation that any soils to be imported to site to make up topsoil or subsoil meet with the approval of the LPA should be provided.

Prior to the completion of the development, we request that the developer provide the following:

- Information to confirm that the watching brief has been followed, and to report on any findings or actions taken as a result; and,
- Evidence of waste disposal and imported soils (waste transfer tickets, certificates of imported soils, etc).

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776



**Father
Christmas**

**Saturday 9 – Sunday 31
December 2023**

at The Berry Theatre, Hedge End