

Harrison, Liz

From: Panza, Yacklin
Sent: 05 February 2024 08:30
To: Harrison, Liz
Subject: RE: [F/23/96629] Land at Fieldfare Road, adjacent to the roundabout with Winchester Road - contaminated land report

Hi Liz,

Please see my comments (in relation contaminated land only) below:

I have reviewed the 'Phase 1 Desk Study for Land at Boorley Gardens, Fieldfare Road, Botley. Boorley Green, Hedge End, Hampshire. SO32 2BX' produced by Albury S.I. Ltd, reference 23/12718/GO, dated October 2023. The report indicates that the site has been historically an open field, with a single structure noted between 1868 until 1896. The geology comprises Wittering Formation, which is classed as Secondary A Aquifer. The nearest surface water feature was identified at 115m Northeast. No landfills were identified in the vicinity of the site. The site is not within a radon risk area. During a site walkover conducted on 17/10/2023 it was noted construction rubble and earth mounds to the south of the site, building storage material areas to the west of the site, and wheel wash station enclosed system to the southwest near the access gate.

The preliminary risk assessment indicates low to moderate risk to site users from made ground associated with demolished structures; however, it does not include the current potential sources as site is used as storage of building materials and wheel washing (no mention of other possible sources of contamination such as oil leaks from machinery/plants etc). In addition, aerial imagery from Google Earth 2005 indicates the site was used as agricultural land and the use of pesticides/ herbicides could be also a potential source of soil contamination. The Desk Study indicates an intrusive ground investigation would be prudent to prove absence of made ground and underlying natural strata. We agree that a ground investigation is necessary to determine ground conditions.

In conclusion, even though we do not object to the proposed development, we recommend further investigation is to be carried out to assess the ground conditions, and if required, a remediation strategy to mitigate the risk from contamination. We appended the conditions below:

Contaminated land site investigation and remediation

(X) No development, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and unless otherwise agreed with the LPA,
- b) If required, 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.

(Y) 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 X(b) that any remediation scheme required and approved under the provisions of condition X(b) 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. 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, confirmation of material removal, gas / vapour membranes have been installed correctly.
Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X(b)

Reason: To minimise the risk from land contamination for the safety of the future site users.

Further comments on noise, air quality, etc. will be passed separately. I trust the above information is of assistance.
If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

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