

Osmond, Gary

From: Panza, Yacklin
Sent: 05 June 2024 18:17
To: Osmond, Gary
Subject: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Good afternoon Gary,

Thanks for consulting the Pollution Team on the application DC/24/97445 for the discharge of condition 4 (site remediation) of F/21/91686 for the construction of 105 dwellings together with access from Toynbee Road, associated parking, public open space and landscaping following the demolition of existing buildings at the site known as JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN.

The following reports were provided and reviewed as part of the above application:

- Wilson Bailey Letter Report (08/05/2024). Proposed development at Toynbee Rd, Eastleigh, SO50 9DH.
- Wilson Bailey (08/05/2024). Remediation Strategy and Verification Plan
- Soils Ltd (March 2024). Ground gas risk assessment at Site off Toynbee Road, Eastleigh, Hampshire SO50 9DN. Reference 17587/GGRA/Rev1.0
- Soils Ltd (June 2019). Main Investigation Report at Site off Toynbee Road, Eastleigh, Hampshire SO50 9DN. Reference 17587/MIR

Please see my comments below:

The Main Investigation Report (Soils, 2019) indicates the presence of made ground over 4.00m bgl, and laboratory results indicates the presence of hotspots at locations WS4, WS5 and WS15 (exceedance on PAHs between 0.10 to 0.45mbgl) and WS6 slightly exceedance in arsenic, which was considered an outlier. Further investigation was recommended.

The Ground Risk Assessment (Soils, 2024) indicates that there are some concentrations of CO2 above 5%, and therefore CS2 conditions applied. However, it is noted that the monitoring wells are not equally distributed across the entire site (BH1, WS1 and WS13 located to the west boundary of the site and WS8 to located at the northeast corner of the site. Due to the thickness of made ground, I consider this assessment is not fully representative of the ground gas conditions of the entire site. In addition, according to the UK Radon map, the site is located within an area of maximum radon potential of 3-5%, but the radon risk has not been considered in the assessment. No groundwater samples were collected for laboratory analysis even though a moderate risk of migration to deep aquifer was identified in the conceptual site model.

The supplementary ground assessment undertaken by Wilson Bailey (May 2024) comprised 16 trial pits. Made ground was encountered in all locations between 0.20 to final excavation depth of 2.50m bgl. Laboratory analysis of the soil samples collected during the investigation shows that there are exceedances of lead concentrations at locations TP5, TP7 and TP10 between depths of 0.25 to 2.25mbgl, and PAH at location TP13 at 0.25m bgl. I do not consider the results to be outliers as there is justification of the presence of contamination of soils due to site history. Having said that, I agree that a remediation strategy is required for the site, to ensure appropriate measures are necessary for the soft landscaping areas to minimise the risk from unpredicted contamination.

The remediation strategy produced by Wilson Bailey (May 2024) comprises:

- Installation of a 600mm capping system for private gardens and 450mm for soft landscaping.
- Services trenches to be backfilled with clean soils.
- Watching brief during ground works.
- Installation of gas measures in accordance with CS2 conditions. There is no reference of how this level of protection will be achieved in accordance with the BS8484:2015 guidance – Table 4 (i.e. type A building and CS 2 conditions require 3.5 gas protection score points).

Based on the considerations above, I do not recommend the discharge of condition 4 of planning F/21/91686

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776



© 2024 EastleighActive