

Harrison, Liz

From: Panza, Yacklin
Sent: 05 July 2024 16:51
To: Harrison, Liz
Subject: [DC/21/90677] Land North and East of Boorley Green, Winchester Road, Botley, SO32 2UA - Parcel B5

Hi Liz,

Hope you are well.

You were correct, there seems to have been some confusion regarding my comments dated 28/12/2023, concerning Parcel B5. These comments were based on the report BRD2924-OR1-C produced by BRD in September 2017, which pertains to Boorley Gardens rather than Boorley Park.

With that clarification, I have reviewed the following reports submitted in support of the discharge of condition 31 (contaminated land) of O/12/71514 for Boorley Park:

- Geo Environmental (October 2013). Desk Study and Ground Investigation Report at Boorley Green, Winchester Road, Hampshire SO32 2UA. Reference GE9325
- Geo Environmental (15/03/2019). Technical Note Boorley Park Phase B5. Reference GE18071
- Geo Environmental (15/03/2019). Previous ground investigation plan. Reference GE18071 Figure 1
- Geo Environmental (15/03/2019). Trial Pit locations on predevelopment aerial photograph. Reference GE18071 Figure 2
- Geo Environmental (15/03/2019). Trial Pit locations on proposed layout. Reference GE18071 Figure 3

The technical note indicates that Parcel B5 was subject to ground level reprofiling (including reduced dig in the southeast and raising levels in the remaining areas). Geo Environmental stated that they were not involved during these earthworks activities but understood the soils originated from the wider site. Previous investigation (Geo Environmental, October 2017) indicates the wider site is generally free of contamination, with only one identified area of potential contamination (located around Parcel B6).

Additionally, the technical note mentions that a further investigation, comprising 6 trial pits, were excavated on 06/03/2019 (as shown in mentioned plans) in the presence of Geotechnical Engineer from Geo Environmental. Trial pits were located within proposed soft landscaping areas. While the logs of these trial pits were not provided, the technical note indicates the ground conditions encountered generally comprised gravelly clay Made Ground overlying firm silty clay, which became firm to stiff to the north of parcel B5. No made ground was recorded in the trial pits excavated at the south of Parcel B5. No soil samples were obtained for geo environmental analysis.

I would like to request the following clarifications:

- Can the trial pit logs from the further investigation on 06/03/2019 be provided? As some of the material encountered is described as 'made ground', I would like the consultant to clarify whether this material comprises natural soils with rare brick and concrete fragments or made ground that can potentially cause and adverse impact on receptors.
- Can the consultant confirm that no evidence of soil contamination was encountered during trial pit exercise (no staining, suspicious change in colour, odours, etc).
- There is no information in regards the topsoil imported for the private gardens of Parcel B5. Can the applicant inform where the topsoil used for soft landscaping came from?

I will await the information above to proceed with discharging the mentioned condition.

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

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