

Harrison, Liz

From: Panza, Yacklin
Sent: 29 August 2024 12:34
To: Harrison, Liz
Subject: [DC/21/90593] Land to the North and East of Boorley Green, Winchester Road - Parcel B3A

Good morning Liz,

Thank you for consulting the Pollution Team on the planning application DC/21/90593 for the discharge of condition 31 (contaminated land) of O/12/71514 at Parcel B3A of the development located at Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA.

Previous comments sent on 15/11/2023 referred to the requirement of confirmation that suitability of soils brought to site are free from contamination.

I have reviewed the following documents submitted to support the discharge of condition 31:

- Vistry Group (08/08/2024). Letter summary: Parcel B3a. Outline application DC/21/90593.
- Geo-Environmental (18/09/2018). Technical Note. Boorley Green Phase B3a. Reference GE17628.
- Geo Environmental Ltd. (October 2013). Desk Study and Ground Investigation Report for Boorley Green, Winchester Road, Hampshire SO32 2UA. Reference GE9523/GIR/JT/Oct13 – Related to Boorley Park (East of Winchester Road).
- BRD (September 2017). Geo-Environmental Site Investigation. Winchester Road, Hedge End. Reference BRD2924-OR1-C – Related to Boorley Gardens (West of Winchester Road).

Please see my comments below:

- We acknowledge that the Geo-Environmental (2013) site Investigation conducted at Boorley Park indicates no remedial measures are required across the entire site with exception of the area of borehole WS375 and its vicinity due to the former mineral extraction (located within Parcel B6). Therefore, no remediation measures are expected to be in place in Parcel B3A.
- The technical note produced by Geo-Environmental (2018) indicates that Parcel B3a was subject to earthworks, specifically filling to raise ground levels, using site-won soils. No reference on amount of soil imported was indicated. This technical note primarily discusses geotechnical and structural considerations regarding the suitability of the engineered fill for foundation support, focusing on settlement, trench stability, and foundation design. As part of the Geo-Technical inspection, a series of trenches were excavated across Parcel B3a to inspect ground conditions for foundations, which generally comprises topsoil over engineered fill (generally clay with some flints and wood, brick, plastic, tarmac fragments), over natural clay soils. The presence of these materials could indicate that the fill might not be clean or uncontaminated, depending on the nature and extent of these inclusions. No environmental testing was undertaken during this exercise.
- The letter provided by Vistry Group indicates the subsoil and topsoil used came from site-won soils from areas where investigation did not encounter any soil based contamination from Phase 1, which contradicts the findings on the technical report discussed in the previous point.
- With regards to the Discovery Strategy, we acknowledge that the consultant confirms, to the best of their knowledge, that no abnormal conditions were encountered which required the strategy to be enacted during the construction of the B3A parcel.

Based on the above, we consider there is not enough evidence to conclusively determine that the soils used on-site are free of contamination. Therefore, we cannot recommend the discharge of the condition until information on this regard is provided.

If you have any further queries, please do not hesitate in contacting me.

Best regards,

Yacklin

Yacklin Panza

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