

Osmond, Gary

From: Panza, Yacklin
Sent: 11 September 2024 14:11
To: Osmond, Gary
Subject: RE: [F/24/97943] ROPLEY, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA - Contaminated land comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Thanks for consulting the Pollution Team on the planning application F/24/97943 ROPLEY, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA. I have noted that pre-applications Q/23/96195 and Q/22/93342 both recommended the submission of a Phase 1: Desk Study assessment for contaminated land.

The applicant has submitted the following document for review:

- BPS Designs Consultants Ltd. (14/08/2024). Land Contamination Risk Management. Stage 1 Report – Preliminary assessment. Development in rear garden at Ropley, Botley Road, West End, Hampshire SO30 3HA.

Please see my comments below:

- Pages 3 to 70 of the above report consist of a summary of general guidance or methodology from UK Land Contamination Risk Management (LCRM) guidance. No site-specific details pertinent to the preliminary risk assessment are provided within these sections.
- The report lacks crucial desk study information. Specifically, it does not include a review of site history (covering former and current land uses on and off-site), a review of historical maps, or description of environmental setting including aspects such as topography, geology, hydrogeology, hydrology.
- While the report on page 71 mentions that a site walkover was conducted by Robert Narramore, it fails to specify the date of the walkover or provide any photographic evidence. Moreover, no site plans were included to contextualize the findings. The conclusion that the site poses minimal risk to future occupants and that no further testing is required appears to be based solely on visual observations, rather than the rigorous preliminary assessment methodology outlined in the preceding 67 pages of the report. The consultant indicates that radon measures should be considered as precautionary approach; however, based on the latest UK radon map, the site is located within an area of less than 1% radon action level, and as such, no radon protection measures are required under Building Control Regulations for new dwellings. No information on potential sources on contamination off-site were described during site walkover.
- The report does not include a conceptual site model. No information regarding potential sources of contamination on/off site, pathways and receptors were provided, which are critical for the production of the preliminary assessment.

In summary, the submitted report is deficient in site-specific information, conceptual site model, and comprehensive preliminary risk assessment. Therefore, I am unable to support the application.

I recommend that the applicant submits a Preliminary Investigation Report produced by a competent person in accordance with the UK Land Contamination Risk Management (LCRM) guidance and BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice, which should include a thorough desk study, a detailed conceptual site model, and a preliminary risk assessment. Furthermore, any identified risks should be appropriately addressed.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776