

Harrison, Liz

From: Panza, Yacklin
Sent: 07 October 2024 14:13
To: Harrison, Liz
Subject: RE: F/24/97945 - Land adjacent to Oak Cottage, Winchester Road, Boorley Green - contaminated land comments

Hi Liz,

Apologies again for the delay on this.

I have reviewed the following documents in relation to the above application for the construction of a three storey 52-unit retirement living building with associated landscaping, roadways, pavements and parking:

- Ridge (June 2024) Desk Top Study for the Land adjacent to Oak Tree Cottage, Boorley Green, reference 5024854-RDG-XX-00-DOC-C-00DTS01.
- Ridge (June 2024) Ground Contamination Assessment for the Land adjacent to Oak Tree Cottage, Boorley Green, reference 5024854-RDG-XX-ST-DOC-C-00GCA01.

Please see my comments below:

Desk study review:

The desk study identifies several anthropogenic waste piles and burn pits on site during the walkover survey. Historical mapping shows that the site has remained undeveloped, except for agricultural use as an orchard until 1993. Some residential buildings to the southeast, along with outbuildings and driveways were identified via aerial imagery from 1999, with further significant developments within the northwest vicinity since 2022. The geology of the site comprises Wittering Formation (secondary A Aquifer). The nearest surface water features identified is located 175m east of the site, and a surface water abstraction (spray irrigation) was identified 283m east of the site. The site is not within a source protection zone or radon risk area. No landfills were identified in the vicinity.

The preliminary conceptual site model suggests that the potential sources of contamination include made ground (containing heavy metals, PAH, asbestos) and presence of ground gas due to previous on-site structures, material storage and burn piles. These represent a low to moderate risk to human receptors. The desk study concludes that further intrusive investigation is required to assess contamination risk.

Ground investigation review:

A subsequent ground condition assessment report was produced, which included 3 No.x Cable Percussive boreholes, 5 No.x Trial Pits, 8 No.x windowless sampling boreholes, collection of samples for laboratory testing and groundwater monitoring. Most borehole positions are located in proposed hard standing areas, with DFT1 located within proposed soft landscaping areas. Table 7.1: sample rationale indicates that WS03 at 0.70 meters below ground level (mbgl) targeted a waste/burn pit area, and GWM02 at 0.3mbgl and 0.6mbgl targeted identified garage areas. It is assumed that the consultant is confident that borehole locations are representative of the entire site.

The ground investigation identified made ground in only one location (GWM02 near the site entrance and garages, to a depth of 0.45mbgl), with topsoil across the entire site to a depth of 0.40mbgl, overlying the Wittering Formation. No visual or olfactory evidence of contamination was noted during the investigation.

A total of 8 soil samples were collected for laboratory testing. The Risk Assessment was undertaken considering 'residential without home produce scenario' 1% soil organic matter (SOM). The laboratory results indicate that asbestos was not detected in any of the samples, and no exceedances of heavy metals, PAH or TPH were detected above the selected GAC.

Regarding ground gas assessment, section 6.6.2: Generation Potential of source refers to Table 7.6, which appears to be a typo and actually refers to Table 7.9: Factors influencing design of gas monitoring programme. This table indicates that due to the limited amount of localised made ground and no evidence of TPH in soils, ground gas monitoring is not required. I agree with this approach, which is supported by Claire RB17.

The report concludes that no sources of contamination has been identified during intrusive works and therefore, the risk to present or future receptors is negligible.

In general, I agree with the findings of the report. However, I suggest the following conditions to be imposed to account for unexpected contamination and importation of soils:

() A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with UK Land contamination risk management (LCRM) national guidance and best practice as outlined in BS10175:2011+A2:2017. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

() Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

Additionally, as noted by my colleagues, a CEMP is expected to be submitted to address how potentially adverse impacts to neighbouring dwellings and the environment will be prevented, minimized or mitigated during demolition and construction works.

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

Best regards,

Yacklin

YacklinPanza

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