

From: Panza, Yacklin
Sent: 28 November 2024 10:39
To: Development Management
Cc: Harrison, Liz
Subject: FLYCATCHER ROAD, BOTLEY - External Consultation HCC/2024/0665

Dear Planning Team,

Thanks for consulting EBC Pollution Team regarding the above application for the construction of a new two storey school for 125 pupils with Social Emotional and Mental Health (SEMH) needs, with associated external play areas and parking and drop off facilities at Luminous Oak SEMH School, Flycatcher Road, Boorley Gardens, Hedge End, Botley SO32 2FG. I will provide comments on contaminated land only.

The application site has been subject to previous ground investigations conducted as part of the broader Boorley Gardens development. The BRD Geo-Environmental Site Investigation Report (September 2017) reference BRD2924-OR1-C concluded that no risk of contamination to human health or controlled waters were identified across the wider development's area, except in the Park Farm area located to the northeast of the proposed new school site. However, it is worth noting that no boreholes were excavated within the proposed new school area as part of this investigation.

Additionally, the submitted Planning, Design and Access Statement produced by Noviun Architects (November 2024) reference P13332-NOV-XX-XX-T-A-1901 section 2.4 states that the site has been used as site compound for the larger development, including site offices, car parking and wheel washing facilities, which might have introduced contamination into the ground.

Given the potential risks arising from these recent activities and demolitions activities to the northeast of the site, I recommend that a supplementary ground investigation be carried out to assess potential land contamination risks. Any identified risks should be addressed through appropriate remediation measures. To ensure the proposed development is safe and suitable for its intended use, the following planning conditions are recommended:

Contaminated land

1. No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a. An updated report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013 and other relevant guidance.
- b. Detailed site-specific scheme for remedial works and measures to be undertaken (if deemed necessary) to avoid the risk from contaminants and/or gases when the site is developed. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

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

Remediation Verification

2. The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 1(b) that any remediation scheme required and approved under the provisions of condition 1(b) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically, such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
- b. description of the remediation objectives and remedial works carried out.

- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 1(b) .

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

Unexpected contamination

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved site investigation (Condition 1(a)), it must be reported in writing immediately to the LPA. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the LPA. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the LPA in accordance with the immediately above condition.

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

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

