

Harrison, Liz

From: Panza, Yacklin
Sent: 13 June 2025 11:15
To: Harrison, Liz
Subject: [DC/22/94335] Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX

Dear Liz,

Thanks for consulting the Pollution Team on the application DC/22/94335 for the discharge of condition 19 (Remediation scheme) of planning permission O/15/75953 as amended by X/19/84943 at land known as Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX (Boorley Gardens). I have reviewed the following documents:

- Geo-Environmental (13/05/2025). Verification report. Boorley Gardens, Winchester Road, Hedge End. Southampton, SO32 2UA. Reference GE20346/VRv3/MAY25. Version 3.0
- Geo-Environmental (10/03/2023). Remediation Strategy and Verification Plan. Boorley Gardens, Winchester Road, Hedge End. Reference GE20346/RSVPv4/MAR23. Version 4.0

As mentioned in my previous correspondence dated 07/08/2024, the remediation works involving the reduce dig/ removal of contaminated soils, and validation of make-up soils for rear gardens of Plots 18-23 were satisfactorily completed and approved, with the remaining plots 9-28 pending on further validation works.

The submitted Verification Report version 4.0 provides an updated summary of further verification/ validation for Plots 9 to 28 between June 2024 to May 2025, involving the excavation of hand pits across the private gardens. Details of the inspection pits (including log descriptions and photographs) were presented in Appendix B, and laboratory test results of the collected soil samples presented on Appendix C.

A review of the data confirms that a minimum of 200mm of clean topsoil and between 400mm to 700mm of clean subsoil was found across all the hand pits. Laboratory analysis demonstrated that none of the testes soil samples exceeded the Generic Assessment Criteria (GAC) for Residential with Home Produce CLEA scenario. All plots 9 to 28 passed the verification criteria, with exception of Plot 15, where confirmed Asbestos Containing Materials in the form of asbestos cement were identified. The report indicates that both topsoil and made ground from this plot were removed, and subsequent re-inspection was carried out. An additional sample of the reinstated soils at Plot 15 confirmed that no asbestos fibres or any GAC exceedances were detected.

In addition to standard environmental testing of soils, a total of No.3 representative topsoil samples were collected and tested against BS 3881 (topsoil suitability). Results indicate that topsoil is suitable for use in garden and landscaped areas of the site in terms of human health. However, some concentrations (such as extractable phosphate, nitrogen and potassium) were slightly below the criteria set out in BS3882 for multipurpose Topsoil. The consultant indicates that these marginal non-compliance are not considered significant to prevent the use of these soils as Topsoil. We concur with the consultant's approach that the topsoil remains fit for purpose.

Finally, the consultant indicates that there was no visual evidence on site to suggest that unsampled locations were likely to differ significantly from areas where samples were obtained. I am satisfied that the sampling strategy was reasonable and representative.

Based on the information provided and the findings of the verification report, I am happy to recommend the discharge condition 19 of O/15/75953 as amended by X/19/84943 for whole Phase 1D (including Plots 9 to 28).

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

Pollution Control Specialist

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