

Parcel B3a

Outline application:

DC/21/90593

Vistry Group



Date: 24/06/25

Parcel B3a is now 100% complete

Condition 31 (Contaminated Land Remediation)

Environmental Health response dated 29th August 2024.

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.

Response:

Please find attached a report from GESL addressing the request from Environmental Health above.

Documents:

GE23115/GR01/250623