

23rd June 2025

Our ref: GE23115/GR01/250623



Will Mullins
Vistry Southern
Central 40
Lime Tree Way
Chineham Park
Basingstoke
RG24 8GU

By email only

Dear Will,

RE: Boorley Green – Planning Condition 31 (DC/21/90677)

Further to your request, we write to present a response to queries raised by Eastleigh Borough Council's (EBC's) Planning Department in relation to Planning Condition 31 of DC/21/90677 as applied to this site and specifically to Parcels B3A, B5, C4, C5 and C6. In several cases, responses have already been provided by Geo-Environmental, or others and thus this letter presents a summary and clarification of queries from EBC.

The whole development site was the subject of a phased investigation approach, with the main ground investigation undertaken in September 2013 and findings presented within a Ground Investigation Report (GIR), ref. GE9523/GIR/JT/Oct13. The 2013 investigation included geotechnical and geo-environmental assessments of the site and these findings informed subsequent development. Where comments below refer to the 'GIR', they relate to findings from the 2013 investigation.

The GIR did identify localised soil based contamination on the wider development site, and this related to the former driving range bund on the Phase 1 development area and a localised point (WS375) which was subsequently assessed further, found not to require any remedial intervention and the soils remained in-situ. The soils within the former driving range bund were used as general earthworks fill beneath the main estate road within the Phase 1 development area, and these works were completed ahead of more general cut and fill on the wider site from which subsoil and Topsoil stockpiles were generated.

Whilst the parcels referred to herein have been the subject of some further investigations, these related to geotechnical aspects of development and no discoveries of soil contamination were reported. In addition, soils that were won from the wider development site within which these parcels are located, were found from the GIR to be uncontaminated and thus no further investigation, assessment, or remediation was required in terms of use/re-use of these soils as subsoil or Topsoil.

Responses are provided by development parcel reference.

Parcel B3a

Parcel B3A required ground levels to be raised to achieve the development level as part of the wider site's cut and fill strategy. The soils used to raise ground level were sourced from cut elsewhere on the wider development site. These cut soils were stockpiled for re-use as general bulk earthworks fill, subsoil and topsoil. Soil excavation, handling and placement was undertaken by the Developer's Groundworks Contractor. Geo-Environmental holds no records of the volumes of soils placed within specific parcels.

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The supplementary investigation undertaken on Parcel B3A was specifically to address geotechnical aspects of development following raising ground levels. Three trenches were excavated and revealed a general profile of Topsoil over soils logged as Made Ground (i.e. placed fill material) over in-situ natural clay strata. The soils logged as Made Ground comprised predominantly brown, grey and green sandy clay to silty clay, i.e. typical of the natural soils encountered on the wider site, and whilst inclusions of extraneous materials such as brick, wood, plastic and tarmac were recorded, they were present as minor inclusions, e.g. occasional brick fragments, rare tarmac, a wooden branch fragment, rare plastic sheeting. These minor inclusions appeared to have become entrained within the clay soil mass during the placement process and would not be considered significant in terms of potential to cause soil contamination. No evidence of soil based contamination was observed.

It is reiterated that subsoil and Topsoil used within this Parcel was sourced from stockpiles of site-won Topsoil and subsoil derived from cut and fill earthworks on the wider development area where the GIR had not identified any soil contamination in the context of a residential end use and thus there was no requirement at the time of the development to undertake further testing on site won soils as had been used on this Parcel.

The Discovery Strategy was not enacted during the development of Parcel B3A.

Parcel B5

Parcel B5 was the subject of a supplementary investigation specifically for geotechnical aspects of determining foundation options. The investigation comprised the excavation of trial pits to clarify the depth to a competent bearing stratum. Where soils won from sitewide reprofiling were present over in-situ natural soils, they were classified as Made Ground. This is normal practice to distinguish between different strata. The Made Ground encountered incorporated subordinate inclusions of brick, concrete and wood, but these would not be considered contaminative. The soils were derived from subsoil and Topsoil stripped from areas on the wider site where the GIR identified no contamination with respect to residential development criteria and thus would be considered suitable for re-use as subsoil and Topsoil within the residential setting of this site.

EBC requested confirmation of the import source for Topsoil on this Parcel. As noted above, Topsoil and subsoil were stripped from the wider site for re-use in the development. As such, the Topsoil used on Parcel B5 was derived from within the overall site boundary of the site and was not imported from an off-site source. It is Geo-Environmental's understanding that site won Topsoil was stripped and placed in specific, segregated stockpiles for re-use. These works were undertaken by Vistry's Contractor (KAMM).

Parcel C4

Geo-Environmental has not undertaken any supplementary contamination testing or assessment in relation to this parcel. As with other parcels, Topsoil would have been stripped as part of the early phase of development works for re-use in gardens and soft landscaping as development progressed.

Geo-Environmental was not involved in the stripping, stockpiling and deposition of soils, these works were undertaken by the Developer's Groundworks Contractor. However, the soils were stripped from areas of the wider site where the GIR had not identified soil contamination. In addition, no abnormal conditions were reported to Geo-Environmental that would have triggered the Discovery Strategy for this Parcel. As such, Geo-Environmental is not aware of any reason, nor evidence, to render the soils as unsuitable for use in gardens and residential soft landscaping.

Parcel C5

It is understood that confirmation of the re-use of site won Topsoil has been provided by others and this aligns with Geo-Environmental's understanding for this and other parcels.

Parcel C6

Geo-Environmental is not in a position currently to complete the MMP verification for this parcel as material volumes and movement records are awaited from the Client and their Contractor.

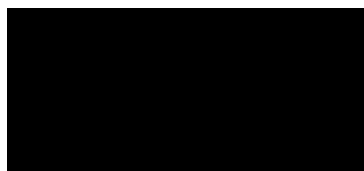
Closure

We trust we have interpreted your request correctly and provided sufficient information for your current requirements.

Should you have any queries please do not hesitate to contact us.

Yours sincerely

For and on Behalf of Geo-Environmental



GAVIN ROBERTS CGeol, BEng (Hons), MSc, FGS
Technical Director

