

3 November 2025

5015142/RJH/815

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Dear Jane

Planning Application F/19/84937
Maddoxford Phase 2 – Verification Report

We write to provide information to assist with the discharge of Planning Condition 13 attached to the above planning application number. The condition reads:

13: The development hereby approved shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of the above condition 12(b) that any remediation scheme required and approved under the provisions of the above condition 12(b) has been implemented in full in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing with the Local Planning Authority, such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically, such a report would comprise: a) A description of the site and its background, and summary of relevant site information; b) A description of the remediation objectives and redial works carried out; c) Verification data including - 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. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 12(b).

Reason: To minimise the risk from land contamination for public safety.

Based on previous investigations undertaken at the site no remediation was found to be required, however there was an area in the south-west part of the site that was inaccessible at the time of the site investigations and has since been flagged as an area that requires further assessment. This letter report provides additional information about this area.

Previous Reports

Ridge have been provided with two historical ground investigation reports (ref: 16995/MIR, Dated July 2018 and report ref: 17657/MIR_R27(S), dated July 2019) undertaken by Soils Limited on behalf of the client. The former of the two reports pertains solely to the Phase 2 site and an intrusive investigation comprising **seven windowless**

sampler boreholes to 4.00mbgl, seven dynamic probe locations to 5.00mbgl and five machine excavated trial pits to a depth of between 0.80m to 2.55mbgl.

The later 2019 Soils report details a supplementary investigation of both Phase 1 and 2 development areas, which comprised two CPTu probe locations to a max depth of 11.80mbgl and one cable percussive boreholes to a depth of 25.00mbgl within the Phase 2 site.

Ridge 2021-2022

The Intrusive investigation, which was initially undertaken between 29th November and 3rd December 2021. Ridge returned to the site between 16th and 17th May 2022 in order to complete the final proposed borehole (BH04). This work was carried out solely in the Phase 2 area.

Four cable percussive boreholes sample boreholes (BH01 - 04) were advanced through the base of their respective inspection pits to a maximum intrusive depth of 15.00mbgl.

Twenty machine excavated trial pits (TP01-20) were advanced across the development area, targeting proposed building footprints, carparking areas, access roads and areas of public open space. These were excavated to a maximum depth of 2.60mbgl to provide an assessment of the underlying ground conditions and also permit soil sampling.

The locations of the exploratory holes were generally determined to target the footprint of the proposed development. In addition, it was deemed prudent to spread the locations of the trial pits in order to provide suitable site coverage

Ground Conditions

Topsoil comprised the surface covering of the majority of the exploratory holes, typically comprised grass over a dark brown sandy, gravelly, clayey Silt, with frequent roots and rootlets.

Material described as Made Ground, was recorded within two exploratory situated within the east of the site. The Made Ground typically comprised, dark grey gravelly, sandy, clayey Silt, with anthropogenic material including brick ash tile fragments.

The initial natural material was considered to be representative of the Wittering Formation. Soils of the solid geology was recorded in all twenty-three of the intrusive locations and typically comprised mottled light grey and brownish orange sandy silty Clay over a light grey slightly gravelly, slightly sandy, silty Clay. All trial pits terminated within the Wittering formation at depths ranging 2.30m to 2.60mbgl.

Soils of the London Clay Formation were encountered within all four boreholes to underlie the Wittering Formation to the full exploratory depth of 15.00mbgl. The London Clay Formation typically comprised dark grey and greyish green very silty, very sandy Clay, with occasional bands of very silty and clayey glauconitic sand.

Contamination

No significant visual and/or olfactory evidence of contamination was recorded during the investigation.

Laboratory Testing

Eight soil samples collected during the investigation at various depths and locations were submitted to a UKAS accredited laboratory for analysis against a generic contamination suite. The contamination suite included heavy metals, phenols, speciated polyaromatic hydrocarbons (PAHs), fractionated total petroleum hydrocarbons (TPH), BTEX and MTBE compounds, herbicides & pesticides and an asbestos screen.

No exceedances of any of the contaminants was found.

No significant levels of contaminants were recorded from any of the tested samples, furthermore all herbicide, pesticide, TPH, BTEX and MTBE determinands were recorded below their respective laboratory levels of detection. Elevated organic matter levels were recorded within a number of samples all of which were described as peaty within engineering logs.

Recommendations in relation to contamination.

It was recommended that A Watching Brief should be maintained on site during development works by the Site Manager/Supervisor. This was to be undertaken in the instance that there were any previously identified areas of contamination. If any material was noted to show visual and/ or olfactory evidence of contamination.

In order to mitigate generic risks associated with development works the following mitigation measures were recommended:

- Compliance with relevant Health and Safety procedures during construction works
- Contractors on site should wear appropriate PPE to mitigate any risks from chemical and physical impacts of Made Ground at the site
- Adhere to Discovery Strategy as detailed above

Further investigation of the previously inaccessible southern parts of the site was recommended. At the time of the investigation, existing farm buildings, a residential property and earth bund were recorded within the south-east and south-east of the site.



Figure 1 Ridge 2021-22 Exploratory Hole Locations

Ridge 2022

Ridge undertook an intrusive investigation at the site in December 2022. At the time of the investigation the former farmyard area had been cleared of all structures and surface covering and the area reduced to near formation level. Furthermore, the larger site had undergone a strip of all Topsoil, which was at the time stockpiled in three separate areas.

The intrusive works comprised seven trial pits advanced to a maximum depth of 1.20mbgl and positioned within the previously un-investigated and cleared farmyard. In addition to the trial pitting all three stockpiles were sampled from different locations around, and from depths within, the mound of stored material.

Ground Conditions

Soil collected from Topsoil stockpiles was consistent with that recorded during historical investigations with the material being recorded to typically comprise, dark brown sandy, gravelly, clayey Silt, with occasional to frequent roots and rootlets.

Material identified within the trial pits advanced within the south-east of the site identified a succession of Made Ground over the bedrock geology the Wittering Formation.

Two distinct units of Made Ground were identified across the seven pits. Material recorded as generic Made Ground, recorded to typically comprise dark grey, gravelly, slightly sandy, silty CLAY with anthropogenic material inclusive of brick and concrete was recorded within all but one trial pit to depths ranging 0.05m to 0.35mbgl.

A unit of material considered comparably 'worst case' was recorded within two of the seven locations (TP03 and TP05) above the generic Made Ground, from surface to depths ranging 0.10m and 0.35mbgl. The worst case soil was recorded to comprise; dark brown very gravelly, slightly sandy SILT, anthropogenic material in this case included brick, concrete, wood, metal, plastic wire and glass.

Soils representative of the Wittering Formation was recorded to underlie the Made Ground and persist to the full exploratory depth of each trial pit with the exception of TP06 where the Wittering formation was recorded from ground level. Please note each trial pit was terminated upon encountering an acceptable thickness of natural soils. The Wittering Formation was recorded to typically comprise, mottled light grey and brownish orange sandy silty Clay.

Laboratory Testing

Generic Assessment Criteria

Ridge undertook a screen of the soil laboratory results using generic assessment criteria from samples collected within the location of the former farmyard within the south-east of the site.

As an initial assessment, comparisons were made against the conservative 'Residential with Homegrown Produce' land use setting. A conservative Soil Organic Matter (SOM) value of 1% is used for organic contaminants (i.e. TPH and PAHs) as a worst-case scenario.

Rationale

Six soil samples collected during the Ridge investigation at various depths and locations within the south-east of the site were submitted to a UKAS accredited laboratory for analysis against a generic contamination suite. The contamination suite included heavy metals, phenols, speciated polyaromatic hydrocarbons (PAHs), fractionated total petroleum hydrocarbons (TPH), BTEX and MTBE compounds and an asbestos screen.

A further six samples collected from the three stockpiles of Topsoil were submitted for a comprehensive pesticide and

herbicide suite, given the historical agricultural land use of the site. The comments from the Local Authority's

Senior Pollution Control Officer referenced that the previous Ridge investigation **only considered pesticides, and not herbicides**.

Although the previous Ridge investigation did test for Phenoxy Herbicides, this investigation added samples for a more comprehensive herbicide testing inclusive of Carbamate Herbicides, Triazine Herbicides and Phenoxy Acid Herbicides.

Soil Results

Asbestos

Asbestos was detected within one of the six samples selected for the suite of contamination testing (TP03 at 0.20mbgl). The asbestos screen identified the asbestos as Chrysotile fibres present in microscopic loose fibrous asbestos debris with a quantification of 0.004%. It is probable that the identified microscopic asbestos has originated from the fabric of the historical structures which formed the former farmyard.

Heavy Metals

No exceedances were recorded against the relevant GAC screening value. Furthermore, concentrations of chromium (hexavalent), mercury and selenium were all returned below their respective laboratory Limit of Detection (LOD) from all tested samples.

Polycyclic Aromatic Hydrocarbons (PAHs)

There were no exceedances of the screening criteria from any of the tested samples for all PAH determinands. Furthermore, the five of the six samples returned values below LOD for all the tested PAH determinands.

Total Petroleum Hydrocarbons (TPH)

There were no exceedances of the screening criteria from any of the tested samples for all TPH determinands. Furthermore, all TPH determinands were recorded below their respective laboratory LOD.

BTEX and MTBE

There were no exceedances of the screening criteria from any of the tested samples for all BTEX determinands and MTBE. Furthermore, all of BTEX and MTBE determinands were recorded below their respective laboratory LOD.

Herbicides and Pesticides

The results from all pesticide and herbicide testing returned values below laboratory level of detection for all the tested Organochlorine Pesticide (OCP), Organophosphorus Pesticide (OPP), and Phenoxy Herbicide, Carbamate Herbicide and Triazine Herbicide determinands. When referencing the above and the results from samples tested as part of the previous Ridge investigation, the site is not considered to be impacted from any potential historical use of pesticides or herbicides.

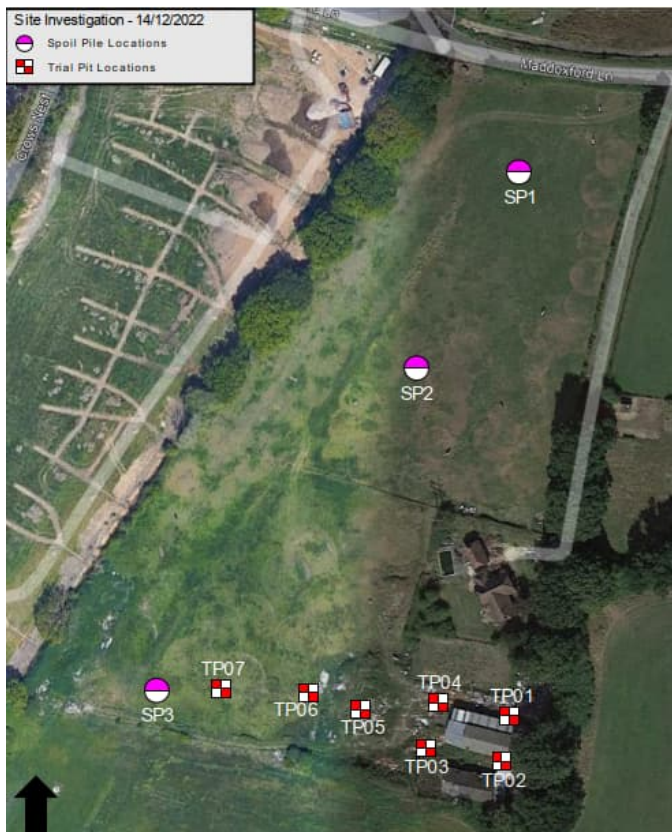


Figure 2. 2022 Exploratory hole locations.

Discussion of Results

No significant levels of contaminants were recorded from any of the tested samples obtained from within the area formally occupied by the farmyard. However, asbestos was recorded in the form of Chrysotile fibres within TP03. It was considered likely that the identified microscopic asbestos has originated from the fabric of the historical structures which formed the former farmyard given the former hardstanding cover across the south-eastern corner of the site. TP03 was located within an area that is now covered by a new estate road therefore there was not considered to be a viable linkage to the associated source and potential human health receptor.

Further comprehensive pesticide and herbicide testing undertaken following Local Authority comments, returned values below laboratory LOD for all the tested determinands. In light of the fact, it was concluded that the site is not impacted from any potential historical use of herbicides and/or pesticides.

Ground Gas Assessment

The SPCO considered that an investigation was required to determine if there is a viable ground gas risk pertaining to the site and thus was there a requirement for ground gas monitoring. Soils Limited's 2018 investigation concluded that following their preliminary investigation reporting and site investigation there was no indication of a ground gas risk pertaining to the site, therefore ground gas monitoring was not required.

Ridge concluded with Soils Limited's assessment of the sites ground gas risk. Furthermore, Ridge adopted the multiple lines of evidence approach to further consider any potential ground gas source and assign a Characteristic Situation Classification with reference to 'CL:AIRE RB17: A Pragmatic Approach to Ground Gas Risk Assessment', and Ridge ground investigation data.

- Made Ground soils were only recorded within the very south-eastern portion of the site and to a shallow average depth of 0.16mbgl.
- It was understood that the majority of Made Ground identified onsite was removed from as part of a site strip and enabling earthworks to reduce parts of the south-east of the site to formation level.
- No evidence of potentially infilled land, waste sites or historical industrial land uses following review of publicly available historical mapping and satellite imagery are recorded on or within 250m of the site. Ridge did not consider the south-western corner of the site to have undergone any significant earthworks not for it to be infilled.
- Testing of the shallow natural soils returned an average TOC value of 0.78%.
- By following Figure 2 'Alternative approach to ground gas assessment on low risk sites, within CL:AIRE RB17, the site is defined as CS1.
- Table A1 within CL:AIRE RB17 gives examples of the application of the pragmatic approach on common scenarios, the most appropriate scenario for the site: *'Natural soils with low organic content - less than 1m of Made Ground that comprises general infill and car park construction materials. E.g. Made Ground over London Clay, Mercia Mudstone, Lias Clay, Chalk, Gault Clay, Glacial Till'* considers that there is no requirement for gas monitoring or gas protection measures.

In light of the above Ridge considered that there was no viable gas risk pertaining to the site, thus no ground gas monitoring is considered necessary. Following review of CL:AIRE RB17 it was also considered that a CS1 classification was appropriate. A CS1 classification does not require the implementation of gas protection measures as part of the proposed development.

Aerial Imagery

Aerial imagery of the area in question is shown in chronological order below. The image from 2005 clearly shows the mound to be farmyard waste, manure, stable clearings etc likely from the cleaning out of the adjacent farm buildings with a vehicle route to the stockpile clearly shown. It is apparent in the last two images that the area in question has been reduced in level, with the mound having been removed.



Plate 1. 1/1/2005



Plate 2. 22/4/2015



Plate 3. 5/6/2020



Plate 4. 23/8/2023

By 2020 this area is grassed and appears to be fenced off and does not appear to be being used.

Topographical Survey

The position of the fencing aligns with that shown on the site topographical survey dated February 2020 which denotes this area as compost / manure. It would appear that an earth bund has been created beside the western site boundary against which compost / manure has been placed, with the bund acting as a barrier to prevent the compost / manure from entering the ditch which is also denoted on the image below.

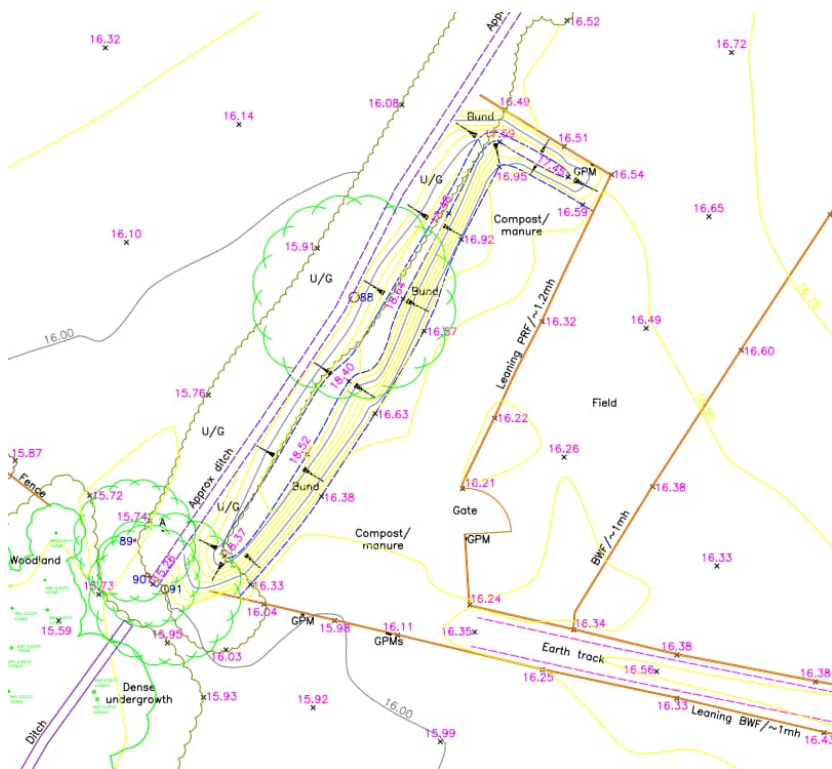


Figure 3. Previous topographical survey denoting the area in question as compost / manure, with bund shown.

Ridge 2025

A Geo-Environmental Engineer from Ridge visited the site on 7/10/25 and inspected the area in question. It is apparent that the former mound and associated manure / compost heaps have been removed from site. Photographs showing this area are enclosed. It is clearly visible that this area is level and aligns topographically with land to the north and south. A separate bund is present between Fieldfare Crescent and the Phase 2 development to the east, outside of the P2 redline boundary.

Discussion

Aerial imagery and the site topographical survey indicates that manure / compost was stored in the subject area which represents a low risk of contamination which could impact future users of the development. This area has subsequently been cleared and the compost / manure and bund removed from site.

Whilst no specific muckaway tickets can be segregated from the wider site clearance and development processes it is clear that levels have been reduced in this part of the site. This area will ultimately be an area of public open space, but not an area that will be heavily trafficked or widely used. The area is outside of adjacent housing area and is considered to represent a low likelihood of anyone entering this area. The area is within the easement for the ESSO pipeline.

The area in question will form a buffer between Phase 1 and 2 of the Maddoxford development and is not expected to be a heavily used area due to the dense vegetation that now covers this area and proximity to attenuation ponds. The proposed landscaping for this area, see attached drawing, comprises native shrub planting to reinforce ecological habitats, the existing grassland is to be enhanced with native wildflowers.

A letter has also been supplied which notes that materials were removed from the wider P2 development site by Messrs Hazardous Waste Management Ltd. of Otterbourne. This is understood to be for materials associated with the former farm buildings. It is noted that no other evidence or indicators of contamination was encountered during the course of site development.

Based on the information herein we consider that Planning Condition 13 can be discharged.

Please let me know if anything requires clarification.

Yours sincerely



Richard Holloway

Partner

For Ridge and Partners LLP

Encs

Report Conditions

Photographic Record

Landscaping Drawing

Foreman Homes Letter regarding contamination 3/11/25

REPORT CONDITIONS

This report is produced solely for the benefit of **Foreman Homes Ltd** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on an intrusive site inspection. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the site. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of trial pitting specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites.

PHOTOGRAPHIC LOG

SITE: MADDOXFORD LANE
PROJECT NUMBER: 5015142



Photo No.	Date	
1	7/10/25	
Photo Title View south-east across the former bund area.		

Photo No.	Date	
2	7/10/25	
Photo Title View east across former bund area. Previous reptile barrier in centre-ground.		

PHOTOGRAPHIC LOG

SITE: MADDOXFORD LANE
PROJECT NUMBER: 5015142

RIDGE

Photo No.	Date	
3	7/10/25	
Photo Title View south across former bund area. Level area clearly shown.		

Photo No.	Date	
4	7/10/25	
Photo Title View west across former bund area to Phase 1 Development.		

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DD2591.04

Kickabout Area

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LAP

FOR PLANNING	
D	
DEACON DESIGN	
Landscape Architecture Masterplanning Urban Design 12a The Square, Wokingham, Hampshire RG40 1AQ Tel: 01259 557 820 Email: info@deacondesign.co.uk Copyright Deacon Design	
PROJECT TITLE	
Maddoxford Lane (Phase 2)	
Boorley Green	
PROJECT NUMBER:	PLAT DATE:
DC2559	28.01.19
ISSUING SCALE:	DESIGNED BY:
1:250	PD
A1/A2 SIZE:	KM/BY:
LANDSCAPE TITLE:	
Landscape General Arrangement Plan	
Sheet 2 of 3	
*	
DRAWING NUMBER:	REVISION LETTERS
DC2559_03	D
DRAWING FILE LOCATION	
D:\Clients\Deacon Design\DC2559 Maddoxford Phase 2 - BS	
Drawing created by: Deacon Design Date: 03/08/18 File Name: DC2559_Landscap General Arrangement Plan.dwg	



3rd November 2025

To: Ridge & Partners LLP
1 Royal Court
Kings Worthy
Winchester
SO23 7TW

For the attention of Richard Holloway

RE: Maddoxford Lane Phase 2, Boorley Green, Southampton, SO32 2DD

Confirmation of Absence of Contamination

Dear Richard,

During the course of development works at the above site, areas of contamination identified as part of the ground investigation were removed by our appointed contractor:

Hazardous Waste Management Ltd, Otterbourne Farm, Kiln Lane, Otterbourne, Hampshire, SO21 2EN.

I have been advised that all identified contaminated materials were excavated and disposed of off-site in accordance with the contractor's waste management procedures.

I have not been made aware of any further evidence or indicators of contamination following these works.

Yours sincerely,

Andy Thompson

Technical Manager

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