



Providing Ground Solutions

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Mr J N Godfrey
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Your ref:

Our ref:

Please reply to: Nick Langdon

Dear Joe

Discharge of planning conditions Arun District Council BE 61/13 Oldlands Farm, Phase 1A – Retail Units

Further to discussions with David regarding the up-coming limited earthworks operations as enabling works to establish a development platform for this phase; I have set out below an assessment of the conditions associated with ground conditions and their potential for discharge .

Condition 7 (Remediation strategy, Desk Study and Site Investigation)

With regard to the specific part of the site the **Desk Study, Hydrock June 2014 R.14459.002** covers the site and much of the associated industrial development currently being constructed. The findings confirm the agricultural use of the site until very recently and identify low and isolated risks for contamination investigation. The **Ground Investigation, Hydrock July 2014 R.14459.003** investigated the site widely, based on the developed conceptual site model. A single source of potential contamination was identified associated with former agricultural ponds that are shown to be well within the site already being constructed. There were limited remedial recommendations associated with this small and isolated risk but these would not be applicable apart from a discovery strategy to the works about to be undertaken as enabling activities for the Retail units. There is no specific Remediation Strategy Document which is not unreasonable given both the Desk Study and Ground investigation and recommendations of an appropriate nature in our view are given in the Hydrock Report. As planned CGL staff will be on site to review earthworks operations as they are undertaken.

With this in mind it would be our view that Arun District Council could reasonably discharge Condition 7, Section 1 (Ground investigation scheme) and Section 2 (Results of investigation and remediation proposals for implementation). Whilst Section 3 refers to the verification plan and would properly be discharged following completion of foundation, ground works and landscaping at a suitable point in the future, we would not expect this to be an onerous document given information already available. CGL observations of the earthworks can form the first part of such a document with a declaration or otherwise of noted contamination in the receiving formation on this part of the site.

Conditions 8 and 9 (verification reporting and discovery strategy)

Given the assessment of the above Condition 7, these conditions relate to a remediation strategy which is very limited and applies to different parts of the Oldlands development from Phase 1A (which is effectively a greenfield site) they could be discharged at this stage if Arun were minded.



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However, some form of discovery strategy is clearly prudent given the nature of the geology below the site and a commitment from the developer to Arun to consult with an appropriately qualified geoenvironmental specialist and the local authority should evidence of hitherto un suspected contamination arise from any excavations may in itself be sufficient to allow discharge of Condition 9.

The relevant Hydrock reports should be submitted to Arun with this review via the usual planning route. I hope this is satisfactory for your current purposes.

Yours sincerely



Nick Langdon, Director
Card Geotechnics Limited