



The preliminary risk assessment process may identify potential risks to site demolition and redevelopment workers. However, consideration of occupational health and safety issues is beyond the scope of this report.

Please note that notwithstanding any site observations concerning the presence or otherwise of archaeological sites, asbestos-containing materials or invasive weeds such as Japanese knotweed, this report does not constitute a formal survey of these potential hazards.

Any site boundary line depicted on plans does not imply legal ownership of land.

10.2 Site-Specific Comments

The gas monitoring undertaken to date may be considered insufficient to adequately characterise the ground gas regime as CS-1. It is therefore recommended that the gas monitoring is continued and the gas risk assessment updated upon completion.

Whilst Hydrock are confident in the conclusions regarding the absence of a significant risk to Controlled Waters in view of development proposals, it cannot be guaranteed that the conclusions of this report will be accepted by the regulators without question. Therefore, it is recommended that this report is presented to the Local Planning Authority for comment prior to development.



11.0 RECOMMENDATIONS FOR FURTHER WORK

The following further works will be required:

- Presentation of this report to the Local Planning Authority Environmental Health Officer;
- Further gas monitoring;
- Preparation of an Earthworks Specification;
- Preparation of a Geotechnical Design Report;
- Preparation of a Remediation Method Statement;
- Consideration of any excavations within the former pond areas and preparation of a Materials Management Plan if necessary;
- Discussions with piling contractors and, subject to design, ground improvement contractors.



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Appendix A

Drawings

Drawings included in this report:

14459/D001 – Site Location Plan

14459/D002 – Topographical survey

14459/D003 – Exploratory Hole Location Plan

14459/D004 – Land Raise Settlement Contour

14459/D005 – Interpretative Cross Sections

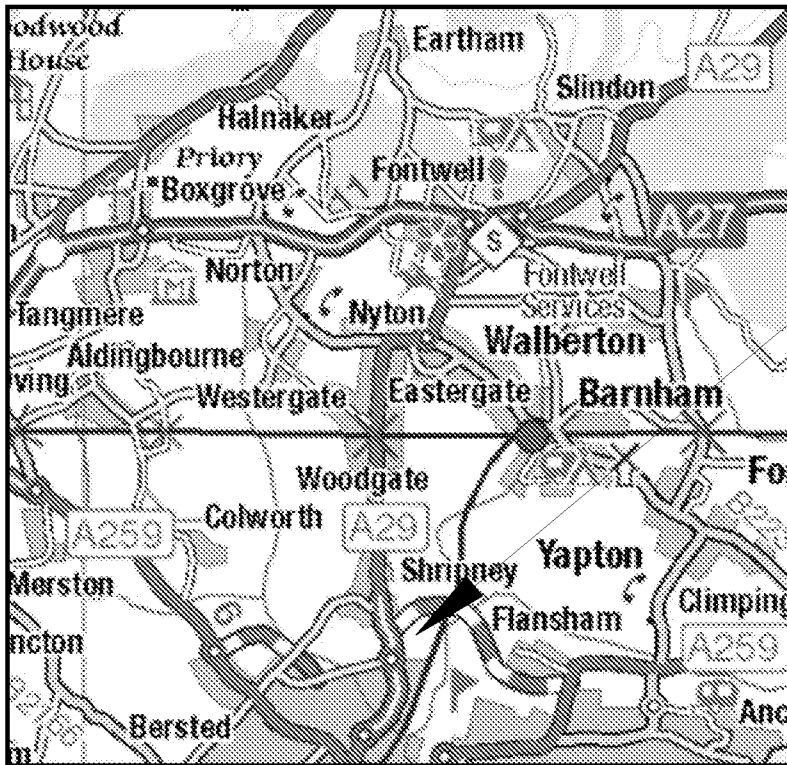
14459/D006 – Site Zonation Plan

14459/D007 – Site Layout Plan

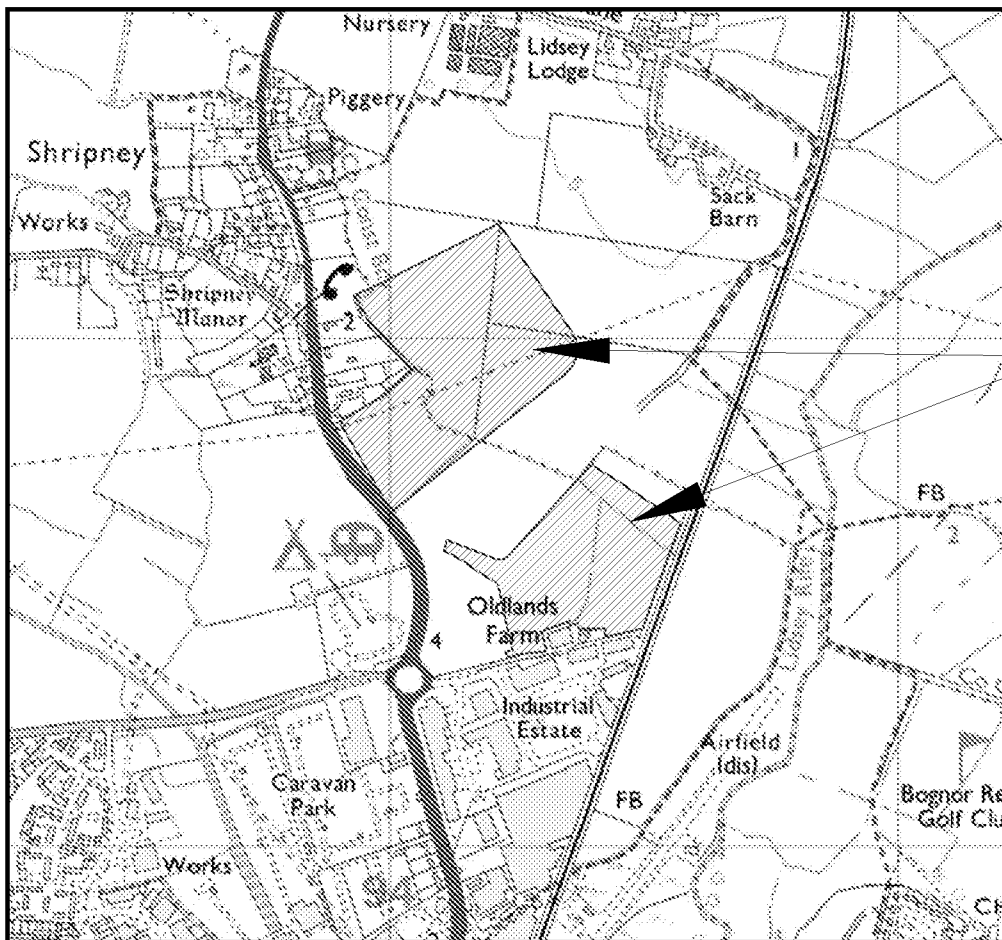
14459/D008 – Elevation of Chalk Contour

14443-201- P3 – Cut Fill

99603-ss-25 – Site Layout Plan (Bericote Properties)



THE SITE

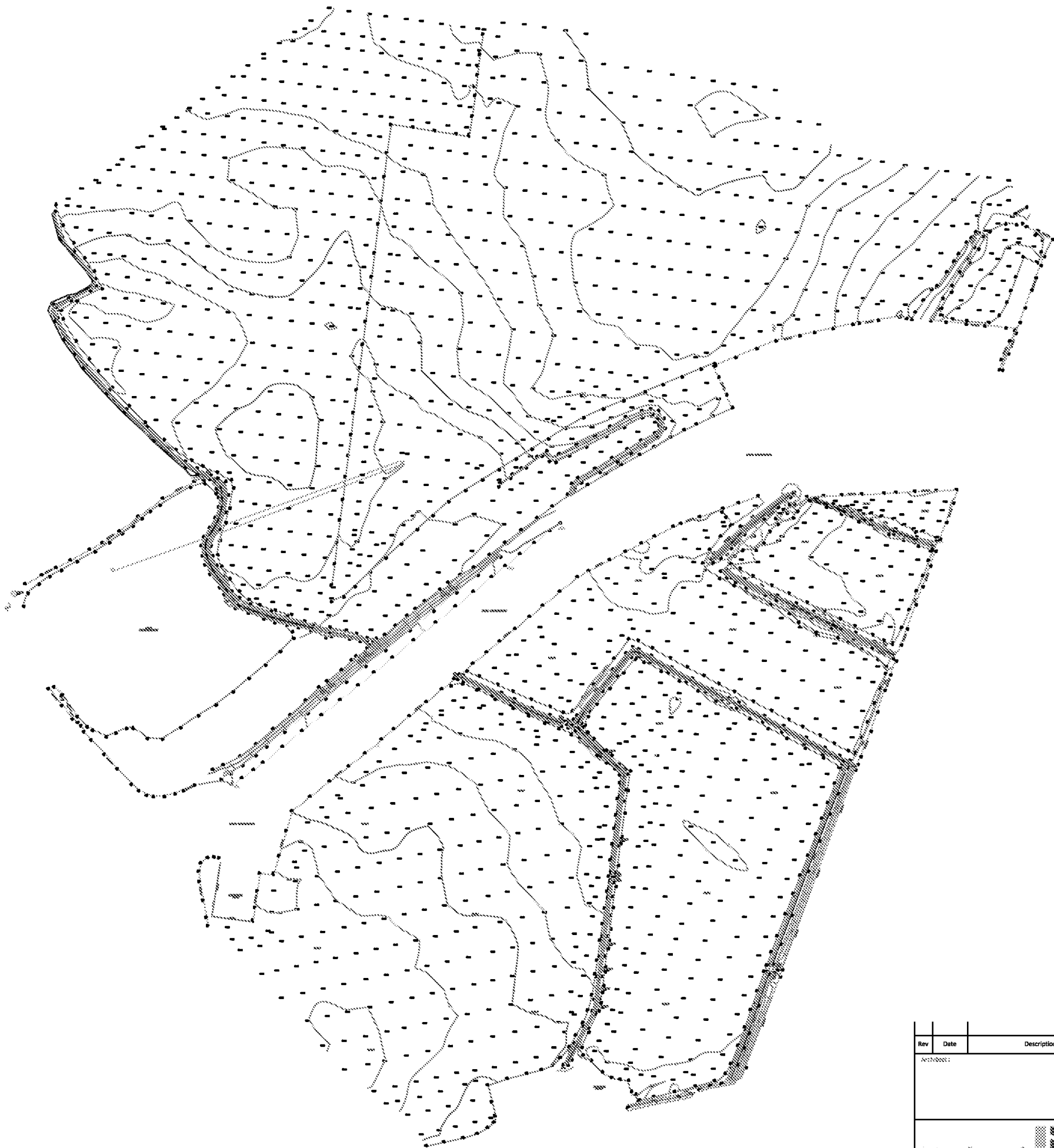


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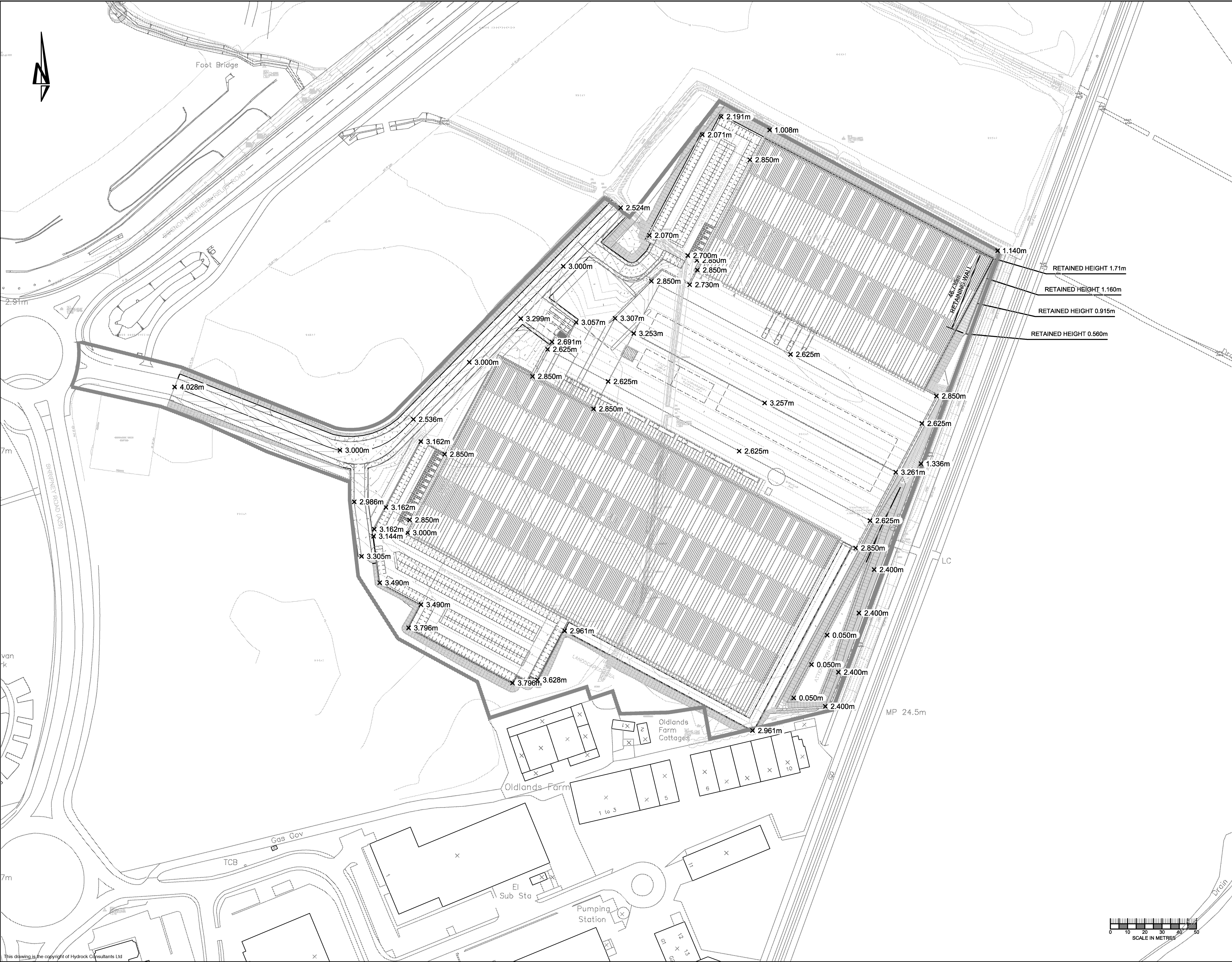
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BERICOTE PROPERTIES				
OLDLANDS FARM, BOGNOR REGIS				
Site Location Plan				
FINAL				
C14459				
RP	AB	See Drawing	13/06/14	13/06/14
14459/D001				-



- Notes:**
1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
 2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.
 3. Taken from Malcolm Hughes Land Surveyers drawing reference 16473, May 2014.



Rev	Date	Description	By	Ckd
Architect:				
Hydrock Hydrock Consultants Ltd 10 Southway, 5th Fl Bognor Regis, West Sussex PO21 2LJ T +44 (0)1323 890380 info@hydrock.com www.hydrock.com				
Client:				
BERICOTE PROPERTIES				
Project Title:				
OLDLANDS FARM, BOGNOR REGIS				
Drawing Title:				
TOPOGRAPHICAL SURVEY				
Drawing Status:				
FINAL				
Hydrock Job No:				
C.14459.001				
Drawn	Checked	Scale of AS	Date	Issue Date
GJ	AB	NTS	12/06/14	12/06/14
Drawing Number:				Revision:
14459.D002				-



Notes:

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2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING

CONSTRUCTION

MAINTENANCE / CLEANING

DECOMMISSIONING / DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

NOTES

1. SURVEY INFORMATION BASED ON MALCOLM HUGHES LAND SURVEYORS DRAWINGS 16473-1

2. PLOT LAYOUT BASED ON MSA ARCHITECTS DRAWING 99603-SS-25

3. FFL ASSUMED TO BE 3.00m.

4. CONTOURS SHOWN AT 100MM AND 500MM

5. FOR DETAILS OF CUT/FILL ANALYSIS REFER TO DRAWING C14443/201

6. NUMERICAL VALUES SHOWN ARE PROPOSED LEVELS AOD

P3

23-06-2014

RETAINING WALL SHOWN. ARCHITECTS LAYOUT AMENDED

MB

PMA

P2

18-06-2014

POND AMENDED

MB

PMA

Rev

Date

Description

By

Ckd

Architect:

Hydrock

Client:

BERICOTE

Project Title:

OLDLANDS FARM BOGNOR REGIS

Drawing Title:

PROPOSED FINISHED FLOOR LEVEL AND CONTOURS (FFL 3.00M)

Drawing Status:

PRELIMINARY

Hydrock Job No:

C14443

Drawn

Checked

Scale

Date

Issue Date

MJB

PMA

1:1000

12.06.2014

12.06.14

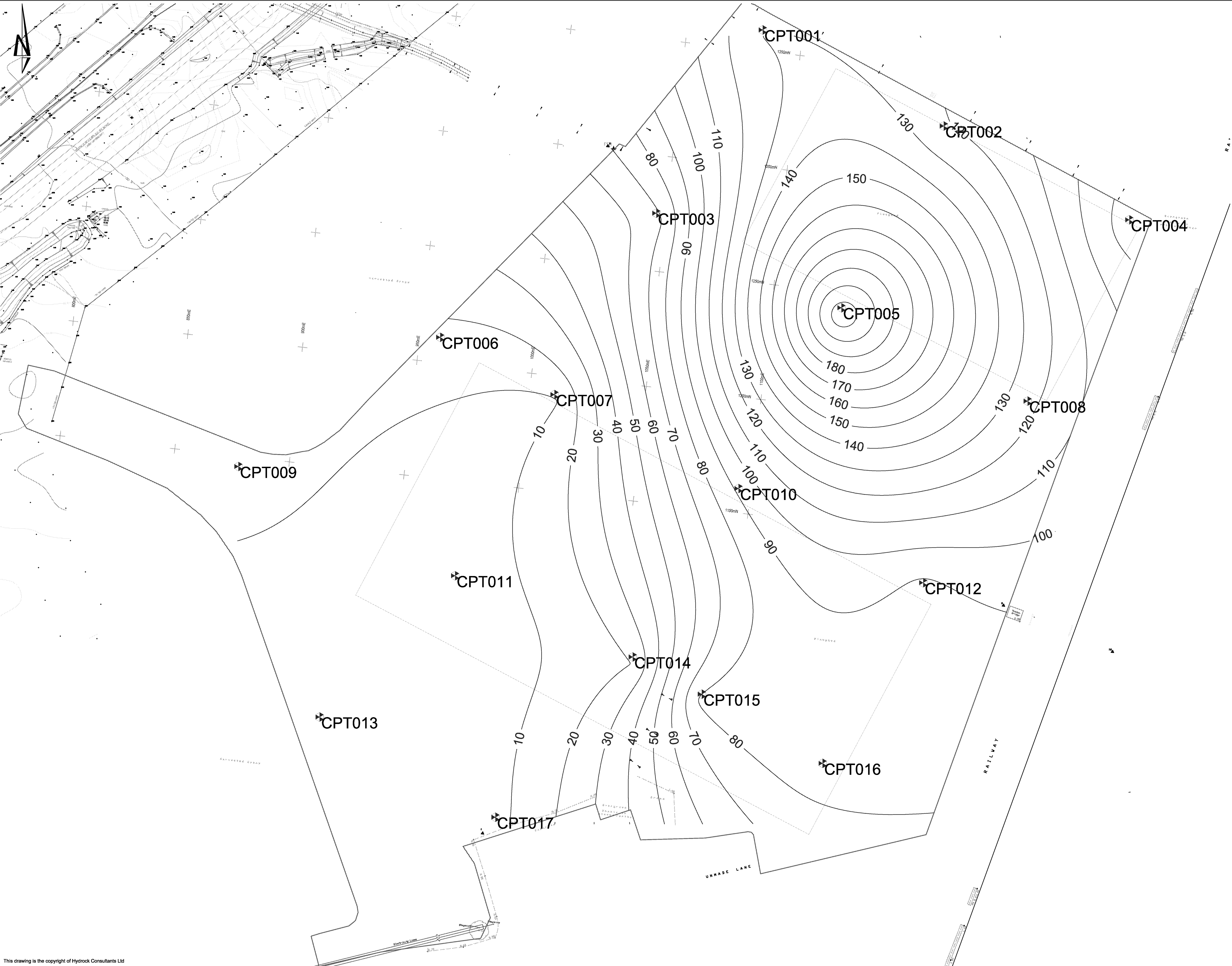
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Revisions:

P3

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ARUN DISTRICT COUNCIL REF: 01/18/DC



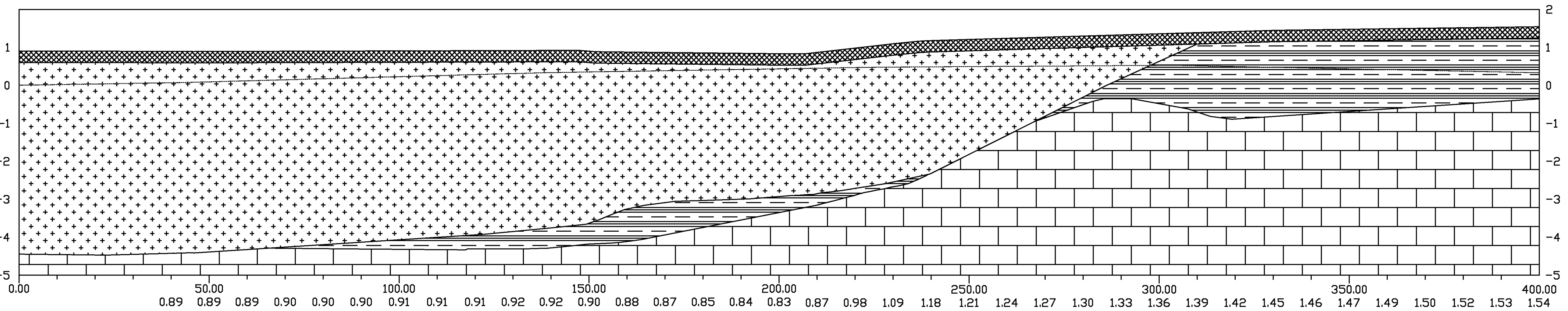
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1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
 2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.

Rev	Date	Description	By	Ckd
Architect :				
Hydrock Hydrock Consultants Ltd 15 Haverhill Park Redditch, Warwickshire B95 8LS Tel: 01927 642222 www.hydrock.com				
Client :				
BERICOTE PROPERTIES				
Project Title :				
OLDLANDS FARM BOGNOR REGIS				
Drawing Title :				
Land Raise Settlement Contour (mm)				
Drawing Status :				
INFORMATION				
Hydrock Job No :				
C/14459				
Drawn	Checked	Scale @ A1	Date	Issue Date
RB	AB	1:750	18/07/14	18/07/14
Drawing Number :				Revision :
14459/D004				-

- Notes:
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 2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.

A

Location of Proposed Building 3.00m AOD

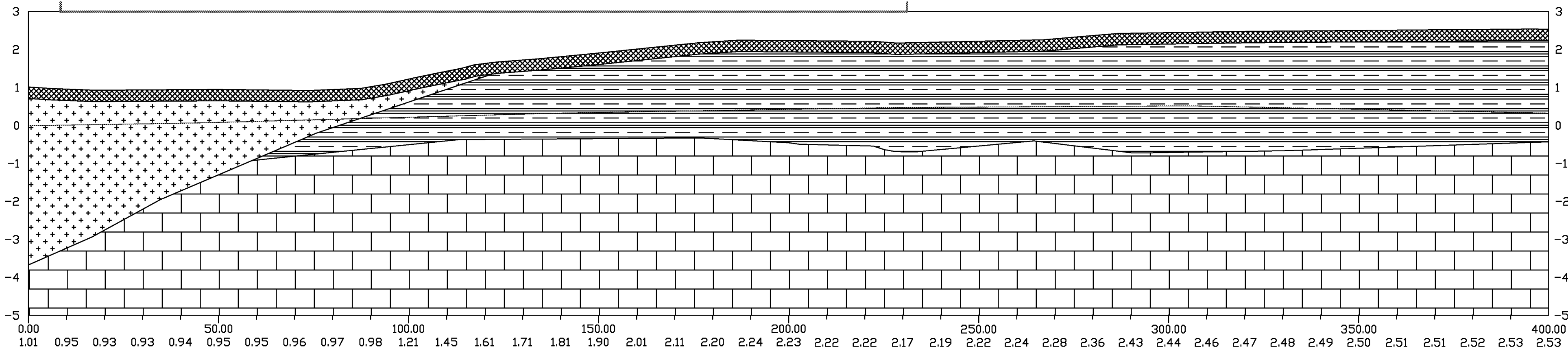


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A'

B

Location of Proposed Building 3.00m AOD



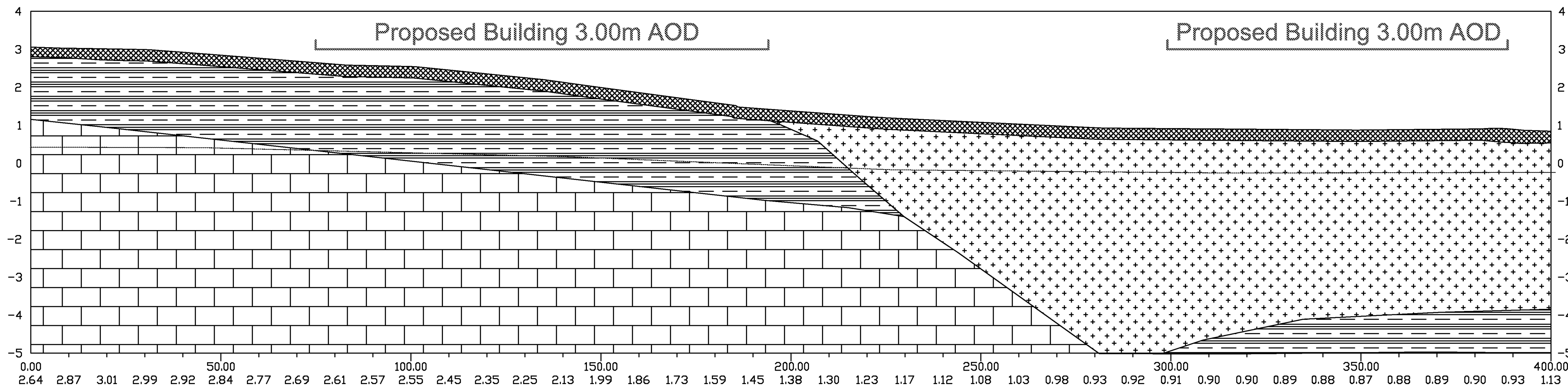
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B'

C

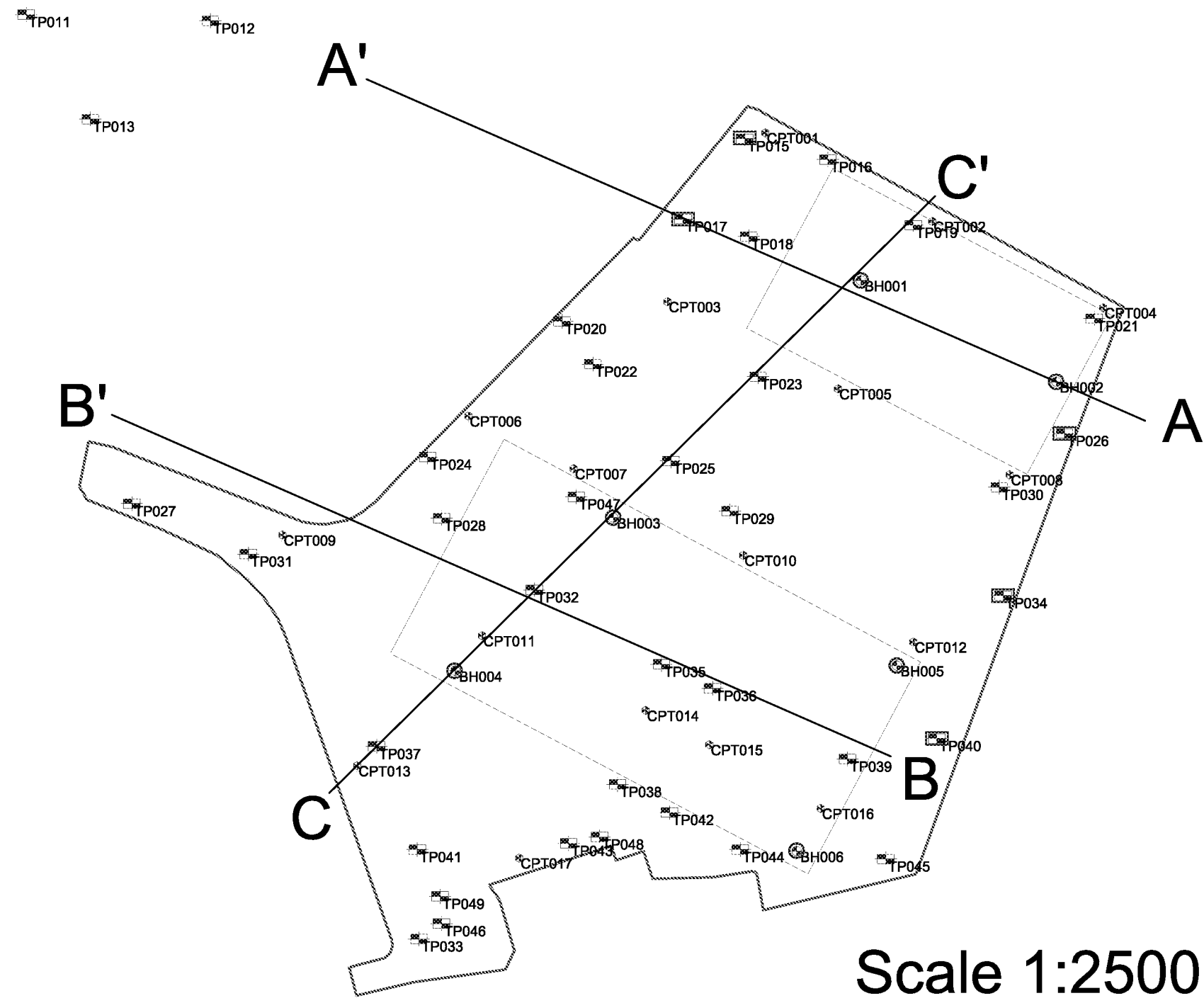
Proposed Building 3.00m AOD

Proposed Building 3.00m AOD

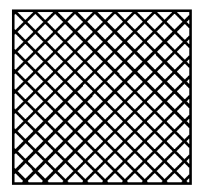


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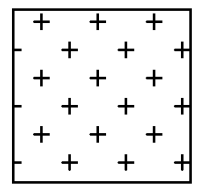
C'



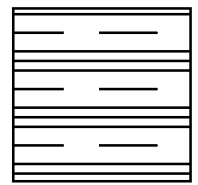
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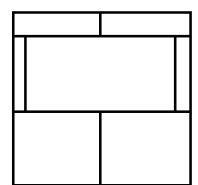
Made Ground



Raised Marine Deposits



River Terrace Deposits



White Chalk Subgroup



Groundwater (June / July 2014)

Rev	Date	Description	By	Ckd
Architect :				
Hydrock Consultants Ltd 12 Haverhill Park Huddersfield Road Barnsley, South Yorkshire S40 2JY T: +44 (0)1484 840000 huddersfield@hydrock.com www.hydrock.com				
Client :				
Project Title :				
OLDLANDS FARM BOGNOR REGIS				
Drawing Title :				
Interpretative Cross Sections				
Drawing Status :				
INFORMATION				
Hydrock Job No :				
C/14459				
Drawn	Checked	Scale @ A1	Date	Issue Date
RB	AB	AS SHOWN	18/07/14	18/07/14
Drawing Number :				Revised
14459/D005				-



- Notes:
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 2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.



- TP TRIAL PIT
- TP TRIAL PIT SOAKAWAY
- BH BOREHOLE
- CPT STATIC CONE PENETRATION TEST
- MH MONITORING WELL
- EXTENT OF RAISED MARINE DEPOSITS
- BACKFILLED FORMER PONDS
- PROPOSED BUILDINGS
- EXISTING GAS MAIN
- LOCATION OF WELL

Rev	Date	Description	By	Ckd
Architect				
Client				
Project Title				
OLDLANDS FARM BOGNOR REGIS				
Drawing Title				
Site Zonation Plan				
Drawing Status				
INFORMATION				
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