

19 November 2025

Our ref: NN1892R02

Chris Slade
[REDACTED]

Attention: Mr Slade

Dear Sir,

**RE: APPLICATION Y/48/25/PL, CHURCH FARM HOUSE, CHURCH ROAD, YAPTON -
RESPONSE TO ENGINEERS COMMENT RELATING TO MADE GROUND (CONSULTATION
COMMENT 1.3)**

CGS Civils Ltd (CGS) have asked E3S Consulting Ltd (E3S) to provide a response to a consultation comment regarding the above planning application concerning the Made Ground encountered on site. This response is confined to comment 1.3 only and is based on the information provided by CGS including the soakaway testing report and proposed drainage layout. E3S have previously been involved in the site through the installation of the groundwater monitoring well and provision of a factual letter report and borehole log of the strata encountered.

Engineers comment 1.3 relates to concern regarding the identified presence of Made Ground within the borehole log. The 0.80m of Made Ground encountered comprised two layers, a topsoil layer of 0.40m thickness with no discernible Made Ground content, overlying a 0.40m thick layer of dark brown clay with gravel to cobble sized brick fragments encountered. These visual descriptions coupled with the underlying natural soil descriptions indicates that Made Ground is consistent with reworked natural strata which have been impacted minimally by historic anthropogenic activity.

Whilst no strata descriptions have been provided within the soakaway test report provided by CGS, the photographs of the near surface excavated soils provided within the report show what appear to be gravel sized brick fragments within a matrix that appears to generally correspond with the descriptions contained within the borehole log.

Whilst guidance advises infiltration into Made Ground should be avoided, this recommendation would generally be aimed at avoiding issues related to unpredictable settlement, instability and the potential for groundwater contamination through remobilisation of contaminants within that Made Ground. When considering these risks the following comments can be made;

Based on the currently provided information, the infiltration basin proposed will be a small (capacity of 36m³), open, shallow sided (max 1:3 slope) depression that will sit on what would be anticipated to be a retained marginal thickness of reworked soil (potentially as little as 0.20m thickness left in situ within the base area based on existing information). Given the shallow nature of the basin, the shallow sided design combined with marginal thickness of remaining Made Ground, it is considered unlikely that the presence of identified Made

Ground would be of substantial impact to stability and it is assumed that minimum distances from proposed structures etc have been included within the design.

Whilst no desktop assessment in relation to contaminated land has been undertaken or requested in relation to the proposed development. The available, purely visual classification of the strata encountered within the exploratory hole locations indicates reworked near surface soils marginally impacted with inert materials (brick fragments) with no visual or olfactory signs of contamination noted within the borehole log. Therefore, whilst the presence of elevated levels of contaminants cannot be excluded, at this time the risk is considered low, especially given that the excavation relating to the construction of the infiltration basin will involve the removal of the majority of the Made Ground layer.

However, as a precautionary approach, it is recommended that as part of the basin excavation, a watching brief is undertaken to include visual inspection specifically targeting unexpected visual or olfactory signs of contamination. If any unexpected signs are encountered, then works should be stopped and appropriate assessment undertaken.

Should you have any immediate comments of queries relating to the above, please do not hesitate to contact the undersigned.

Kind Regards,

For and on behalf of E3S Consulting Ltd,

Chris Barron BSc (Hons) MEnvSc CGeol FGS