



Dunsbury Park, Plots 500-502

Remediation Verification Report

For Glencar

Date: 2 February 2023

Doc ref: 19453-HYD-500-XX-RP-GE-5000

DOCUMENT CONTROL SHEET

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CONTENTS

1.	INTRODUCTION.....	1
1.1	Terms of reference	1
1.2	Objectives	1
1.3	Sources of information	1
2.	BACKGROUND.....	2
2.1	Site referencing.....	2
2.2	Site Setting.....	2
2.3	Previous Investigations	2
2.4	Planning Context.....	4
3.	REMEDATION STRATEGY.....	7
4.	MATERIALS MANAGEMENT	8
4.1	Materials Management Plan.....	8
4.2	Materials Management Validation Report.....	8
5.	VERIFICATION OF REMEDIATION WORKS	9
5.1	Site Watching Brief	9
5.2	Unexpected Contamination	9
6.	CONCLUSIONS AND RECOMMENDATIONS	10
6.1	Conclusions.....	10
6.2	Outstanding works.....	10

Appendices

Appendix A	Drawings
Appendix B	Hydrock Site Visit Reports
Appendix C	Contractor Information

EXECUTIVE SUMMARY

<i>SITE INFORMATION AND SETTING</i>	
Client	Glencar
Site name and location	Dunsbury Park Plots 500-502, Havant
Proposed development	The proposed development includes three commercial units with associated infrastructure.
Objectives	The purpose of this report is to provide a record of the remediation undertaken at the site to date.
Site summary	The site covers approximately 2ha and, prior to redevelopment works, comprised a vacant plot. Geology at the site is recorded to comprise Made Ground locally over Bognor Sand Member and London Clay Formation. Historically, the site has remained largely undeveloped until 2014, at which time development of infrastructure (including site roads, site levelling/plateaus and utility connections) was commenced. The construction of the roundabout and main road infrastructure (Fitzwygram Way) at the south boundary of the site is understood to have been completed in 2016.
<i>REMEDATION</i>	
Remediation works	Soils in the vicinity of WS5.02 (Plot 502) associated with methane generation have been excavated.
<i>VERIFICATION</i>	
Validation and verification works	Verification works have been undertaken by Hydrock during the construction phase. It is concluded that remediation works in relation to contamination as detailed in the Remediation Strategy and Verification Plan report have been completed. It is recommended that planning condition A14 be discharged by Havant Borough Council.
<i>FUTURE CONSIDERATIONS</i>	
Outstanding work	The following works remain outstanding at the development. • Ongoing site watching brief and discovery strategy; • Materials Management Verification report; • Production of final remediation verification report upon completion of the construction phase – this report should be updated to allow discharge of planning condition A15.

This Executive Summary forms part of Hydrock Consultants Limited report number 19453-HYD-500-XX-RP-GE-5000 and should not be used as a separate document.

1. INTRODUCTION

1.1 Terms of reference

Hydrock Consultants Limited (Hydrock) was commissioned by Glencar (the Client) to undertake a watching brief over site remediation works during the construction phase, including validation as required, and prepare a verification report for the commercial development at the site located at Dunsbury Park, Havant. The works have been undertaken in accordance with Hydrock fee proposal ref: 19453-HYD-XX-500-FP-G-1000 dated 18 June 2021, 19453-HYD-XX-500-FP-G-1002 dated 28 March 2022 and the client's instruction to proceed and issue of appointment documents.

1.2 Objectives

The purpose of this report is to provide a record of the remediation undertaken at the site.

The data collected is presented as verification of compliance with the remediation objectives agreed with Havant Borough Council as outlined in the remediation strategy (Hydrock, Remediation Strategy and Verification Plan Report, report ref: 19453-HYD-XX-XX-RP-GE-3001-P2, dated 21/07/2022). This report includes:

- the provision of background information;
- any changes to the design;
- descriptions of the works undertaken by the Contractor and their sub-Contractors;
- records of unforeseen conditions encountered and how they were dealt with;
- records of Hydrock inspections and site watching brief visits; and
- residual risks.

1.3 Sources of information

In preparing this verification report, the following documents were consulted:

- Hydrock. March, 2022. 'Dunsbury Park Plots 500-502 Controlled waters and ground gas risk assessment' undertaken for Portsmouth City Council. Reference: 19453-HYD-XX-XX-RP-GE-1006.
- Hydrock. December, 2021. 'Dunsbury Park Plots 500-502 Ground Investigation Report' undertaken for Portsmouth City Council. Reference: 19453-HYD-XX-XX-RP-GE-1004.
- Hydrock. September, 2021. 'Dunsbury Park Plots 500-502 Ground Investigation Factual Report' undertaken for Portsmouth City Council. Reference: 19453-HYD-XX-XX-RP-GE-1001.
- Hydrock. June, 2021. 'Dunsbury Park Phase 1 Desk Study' undertaken for Portsmouth City Council. Reference: 19453-HYD-XX-XX-RP-GE-1001.

2. BACKGROUND

2.1 Site referencing

The site is located to the north of Fitzwygram Way, Havant, Hampshire, nearest postcode PO9 4EE, to the east of the A3 (M), adjacent to junction 3, approximately 8 miles north of Portsmouth. The National Grid Reference of the approximate centre of the site is 469876E, 109295N.

Plots 500, 501 and 502 areas (formerly known altogether as Plot 5) are currently split over three terraces over an area of approximately 2.0 Ha. Each terrace is separated by a slope. The site is partially grassed with aggregate surfacing (limestone gravel in a fine matrix), with field boundary hedgerows remaining in-situ to the east and north and landscaping and planting present along the west. A recently constructed roundabout and main access road (Fitzwygram Way) is located in the south area of the site. New drainage infrastructure is noted running approximately north to south along to the eastern boundary. The Hermitage stream is noted to flow north to south, circa 75m south of the site.

A site location plan (19453-HYD-XX-XX-DR-GE-1001) and a proposed site layout (UMC Architects, drawing ref: 20179-F0009-RevA, dated 14/06/2021) are presented in Appendix A.

2.2 Site Setting

Localised Made Ground is present as a result of earthworks and construction works.

The solid geology is formed by Bognor Sand Member, comprising glauconitic bioturbated or cross-bedded fine- and medium-grained partially cemented sands (with an average thickness of 5-10m according to BGS records), overlying the London Clay Formation, comprising blue-grey or grey-brown bioturbated or poorly laminated slightly calcareous, silty to very silty clay/ clayey silt and sometimes silt, with some layers of sandy clay (with a thickness up to 150m according to BGS records).

Historically, the site has remained largely undeveloped until 2014, at which time development of infrastructure (including site roads, site levelling/plateaus and utility connections) was commenced. The construction of the roundabout and main road infrastructure (Fitzwygram Way) at the south boundary of the site is understood to have been completed in 2016.

2.3 Previous Investigations

The site has been subject to site investigation by Hydrock (reports referenced in Section 1.3). Findings of the investigations to date are summarised below.

2.3.1 Site History

The site has remained largely undeveloped until 2014, at which time development of infrastructure (including site roads, site levelling/plateaus and utility connections) was commenced. The construction of the roundabout and main road infrastructure (Fitzwygram Way) at the south boundary of the site is understood to have been completed in 2016.

2.3.2 Ground Conditions

Published geological records indicate bedrock geology of Bognor Sand Member, comprising glauconitic bioturbated or cross-bedded fine- and medium-grained partially cemented sands, overlying the London Clay Formation, comprising blue-grey or grey-brown bioturbated or poorly laminated slightly

calcareous, silty to very silty clay/ clayey silt and sometimes silt, with some layers of sandy clay (with a thickness up to 150m according to BGS records).

The physical ground conditions as encountered by Hydrock's ground investigation in 2021 comprise:

- Made Ground:
 - » Surface Covering, between ground level and 0.30m below ground level (bgl), comprising sandy to very sandy gravel of limestone aggregates; over
 - » Engineered Fill between 0.05m bgl to 1.00m bgl generally comprising very yellowish brown silty fine sand (probable lime/ cement-based stabilised soils).
 - » General, at the eastern side of the site from 0.70m bgl to 1.50m bgl comprising orangish/ yellowish brown silty sand with rare mudstone and brick fragments.
- Topsoil, at the western side of the site, between ground level and 0.12m bgl comprising orangish brown sandy silt/clay with abundant rootlets.
- Bognor Sand Member, across the centre and south areas of the site between 0.40m bgl and 2.30m bgl, comprising medium dense yellowish/ orangish brown with occasional light grey mottling, silty fine sand or very sandy silt with rare flints.
- London Clay Formation (weathered), across the entire site, between 0.40m bgl to 3.30m bgl, generally comprising firm, orangish brown and light grey mottled sandy silt clay.
- London Clay Formation, across the entire site, between 0.40m bgl and up to a maximum depth of 25.50m bgl, generally comprising firm, orangish brown and light grey mottled sandy silt clay. Becoming stiff with depth.

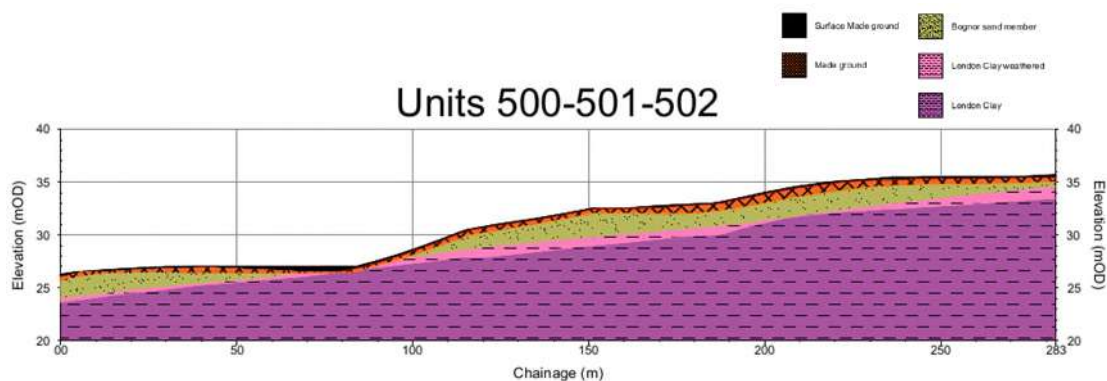


Figure 2.1: Indicative geological cross section (extracted from CSM drawing reference 19453-HYD-XX-XX-DR-GE-1008)

There is shallow groundwater within the Bognor Sand Member, London Clay Formation (weathered) and the sandy fraction of the London Clay Formation. A deeper groundwater unit is present at approximately 10m below ground level (bgl) within the London Clay sand beds.

2.3.3 Geo-environmental Conclusions

Human health:

- No exceedances were detected above the GAC for a commercial end-use scenario.

Plant growth:

- No exceedances were detected above the GAC.

Controlled Waters:

- A groundwater sample from location WS5.02 presented high concentrations of ammonium, ammoniacal nitrogen, phenol and ARO>EC7-EC8, when compared to DWS and EQS.
- It was concluded that ammonium, ammoniacal nitrogen, phenol and aromatic petroleum hydrocarbons band EC7-EC8 contaminants in groundwater at location WS5.02 were not showing evidence of migration to other nearby monitoring well positions or the Hermitage Stream. Therefore, based on the investigation works undertaken and subject to agreement with the Environment Agency, Hydrock does not believe the hotspot poses a significant risk to Controlled Waters.

Ground gases or vapours:

- No gas mitigation measures were considered necessary, pending completion of proposed earthworks which will act to remove the potential source of methane in the vicinity of WS5.02 (Plot 502).

Radon:

- Radon protection measures were not considered necessary.

Water supply pipes:

- Standard pipework was envisaged. However, confirmation should be sought from the water supply company at the earliest opportunity.

2.4 Planning Context

The development of the site is subject to conditions applied by Havant Borough Council (HBC) to outline planning application ref: APP/17/01324. Planning Condition A14 is as follows:

A14. Contaminated land - scheme

Prior to the commencement of each phase of development a scheme to deal with the risks associated with contamination of that part of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

(i) A desk study identifying:

a. All previous uses

b. potential contaminants associated with those uses.

c. a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

(ii) A site investigation scheme based on previous investigation reports, for the purpose of provide informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

(iii) The results of the site investigation and risk assessment (ii) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

(iv) A verification report shall be prepared on completion of the remediation measures set out in (iii) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

The approved scheme shall be implemented prior to development of each phase commencing on site and shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users, and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas, and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and National Planning Policy Framework 2018.

A15 Contaminated land – mitigation

If, during development of any phase, contamination not previously identified on site is found to be present, no further development of that phase shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be implemented and fully adhered to prior to works recommencing on site.

Reason: To ensure that potential risks from unanticipated land contamination to the future users of the land are minimised, together with those to property. To ensure that the development can be carried out safely without unacceptable risks to workers, and having due regard for policies and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM17 of the Havant Borough Local Plan (Allocations) 2014, and National Planning Policy Framework 2018.

At the time of report writing there is an outstanding reserved matters application ref: APP/21/01327. As part of this application, the existing Hydrock reports listed in Section 1.3 were submitted for review and approval to address parts (i), (ii) and (iii) of planning condition A14. Correspondence received in relation to the reserved matters application has been received from HBC Environmental Health department dated 24th November 2022 (ref: CONS/22/00978) with the following recommendations:

- *that all three above-listed reports be listed on the decision notice as approved documents, and that on the basis of these approved reports;*
- *the decision notice include an informative stating that Grampian clause of condition A14 should not be taken to apply (under the provision ‘unless otherwise agreed in writing by the Local Planning Authority’), and*
- *upon application, condition A14 parts i)-iii) should be discharged insofar as they relate to plot 5. The condition wording necessitates that part iv) be retained, as (contrary to the implication of the title-) the GE-3001 represents a verification plan, rather than a verification report. The submission of a*

stand-alone verification report is envisaged by the authors at a future date, upon completion of the earthworks.

- *Condition A15 should be retained in relation to this consent / development phase.*

This Remediation Verification Report has been prepared to address Planning Condition A14 part (iv).

It is considered that Planning Condition A15 cannot be addressed until all groundworks in the construction phase are complete.

3. REMEDIATION STRATEGY

As set out in the Hydrock Remediation Strategy and Verification Plan report (RSVP), to ensure that significant pollutant linkages were removed, the following remedial actions were required in relation to contamination at the site.

- Excavation via cut and fill earthworks of the hotspot of methane generating soils in the vicinity of location WS5.02 (Plot 502) with subsequent reuse in accordance with the MMP and/or disposal off-site to an appropriate facility. The location WS5.02 is shown on the Site Remediation Plan (drawing ref: 19453-HYD-500-XX-DR-GE-1010) presented in Appendix A.
- Watching brief and discovery strategy for any unexpected contamination.

4. MATERIALS MANAGEMENT

4.1 Materials Management Plan

A Materials Management Plan (MMP) in accordance with CL:AIRE 'The Definition of Waste: Development Industry Code of Practice' (2011) was produced by Hydrock on 15th July 2022, report ref: 19453-HYD-XX-XX-RP-GE-4001. The MMP was subsequently declared to CL:AIRE and a declaration receipt received dated 22nd July 2022.

4.2 Materials Management Validation Report

A validation report will be prepared for materials management at the site following completion of all earthworks and groundworks. The report will be informed by part-time site watching brief by Hydrock and information provided by the Contractor confirming volumes of soil re-used on site and disposed off-site, supported by appropriate materials tracking data.

5. VERIFICATION OF REMEDIATION WORKS

Hydrock were commissioned by Glencar to undertake a part-time watching brief over site remediation works during the construction phase, including validation as required, and prepare a verification report. The following sections summarise works completed by Hydrock to date.

5.1 Site Watching Brief

Earthworks have been undertaken by S. Walsh & Sons Ltd (Walsh) on behalf of Glencar.

Hydrock undertook a part-time site watching brief over earthworks during the enablement/construction phase.

The purpose of the watching brief was to oversee activities in relation to earthworks, remediation and materials management.

Site visit reports from the watching brief visits are presented in Appendix B.

Cut and fill earthworks undertaken on 22nd August 2022 were overseen by Hydrock who witnessed excavation and removal of soils in the vicinity of WS5.02 (Plot 502). These soils were determined to represent the source of methane gas identified locally via gas monitoring during the previous investigations. Following excavation, soils were transported to the adjacent phase (Plot 400) for temporary storage via stockpiling. The soils were stockpiled separately and tracked via the soil tracking log produced by Walsh presented in Appendix C.

Walsh created a grid-based tracking system for materials tracking, the soils in the vicinity of WS5.02 were excavated from grids F10 and G10 (Plot 502), as shown on drawing ref: DSBRY-WAL-XX-SU-X-0003 presented in Appendix C. These soils were temporarily stockpiled in Plot 400 (adjacent to the east) and were then subject to disposal off-site. Waste transfer documentation for this operation is presented in Appendix C.

5.2 Unexpected Contamination

During the watching brief completed to date, no unexpected contamination was encountered by Hydrock or the Contractor.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

Based on the remediation and verification works discussed in this report, it is considered that the remediation of the site is complete and discharge of planning condition A14 is requested.

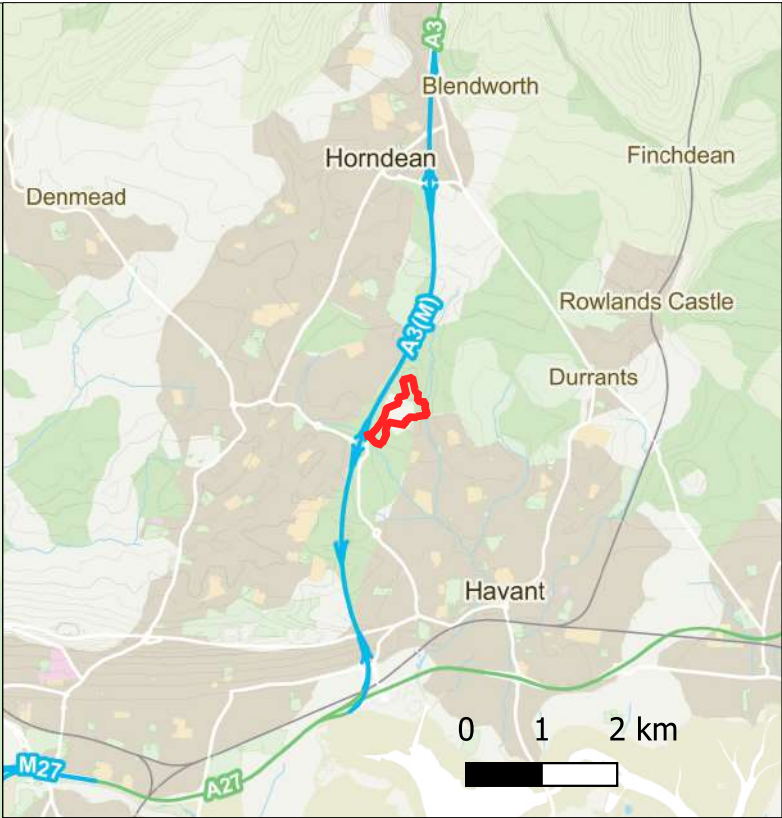
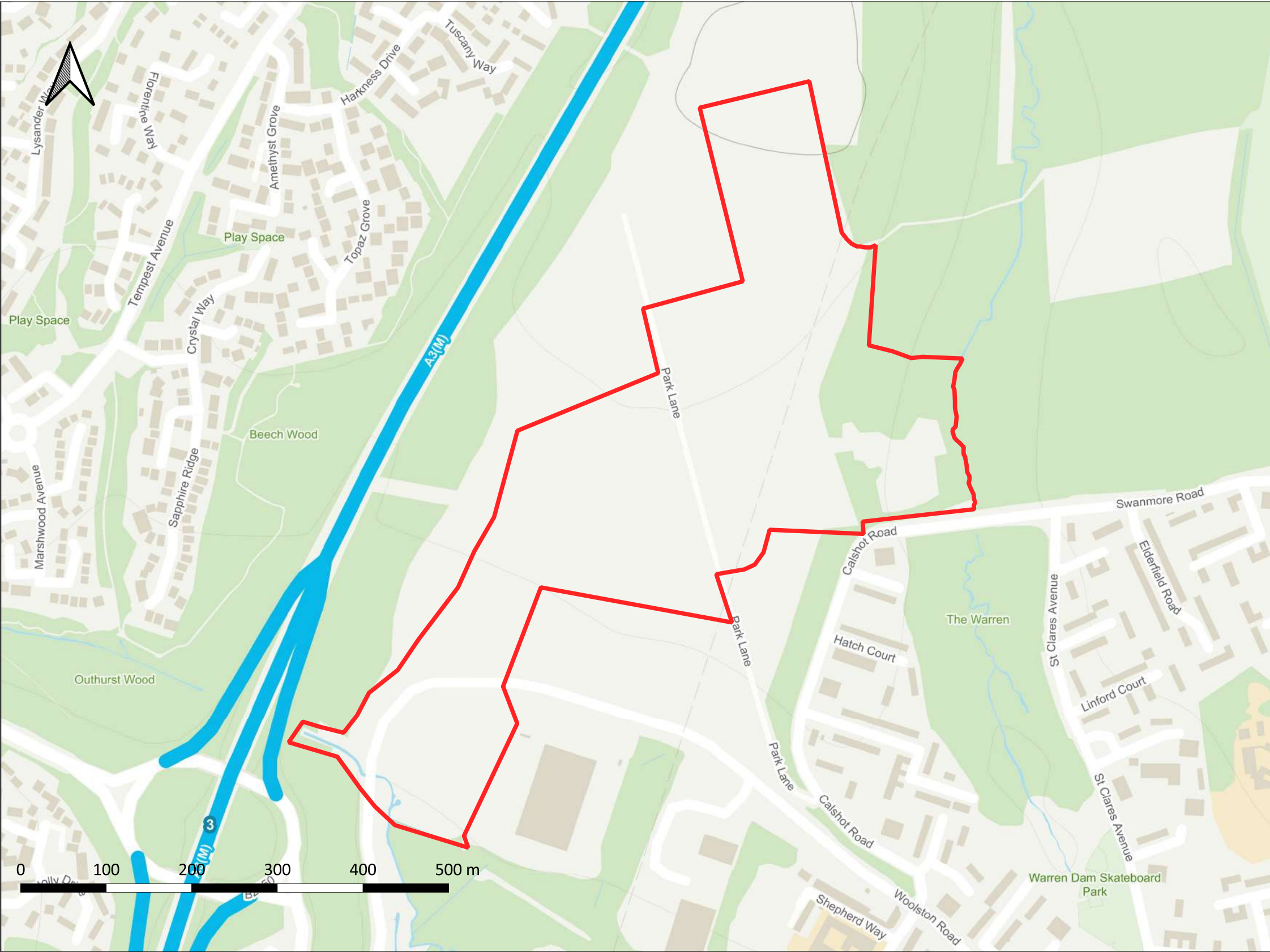
It is recommended that this report be submitted to Havant Borough Council for review and consideration through planning.

6.2 Outstanding works

The following works remain outstanding:

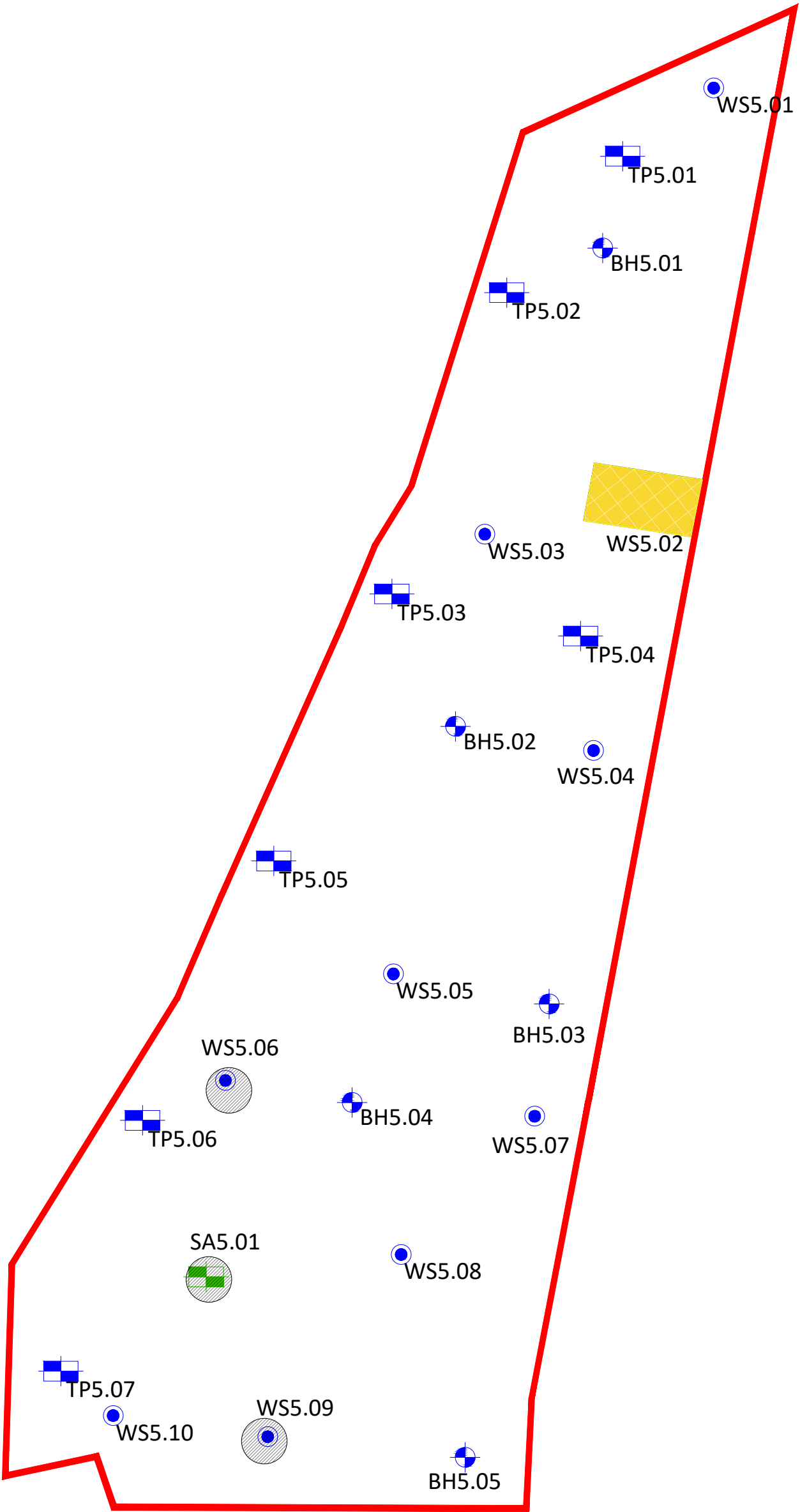
- Ongoing site watching brief and discovery strategy;
- Materials Management Verification report;
- Production of final remediation verification report upon completion of the construction phase – this report should be updated to address the requirements of planning condition A15.

Appendix A Drawings



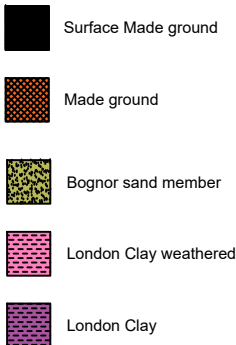
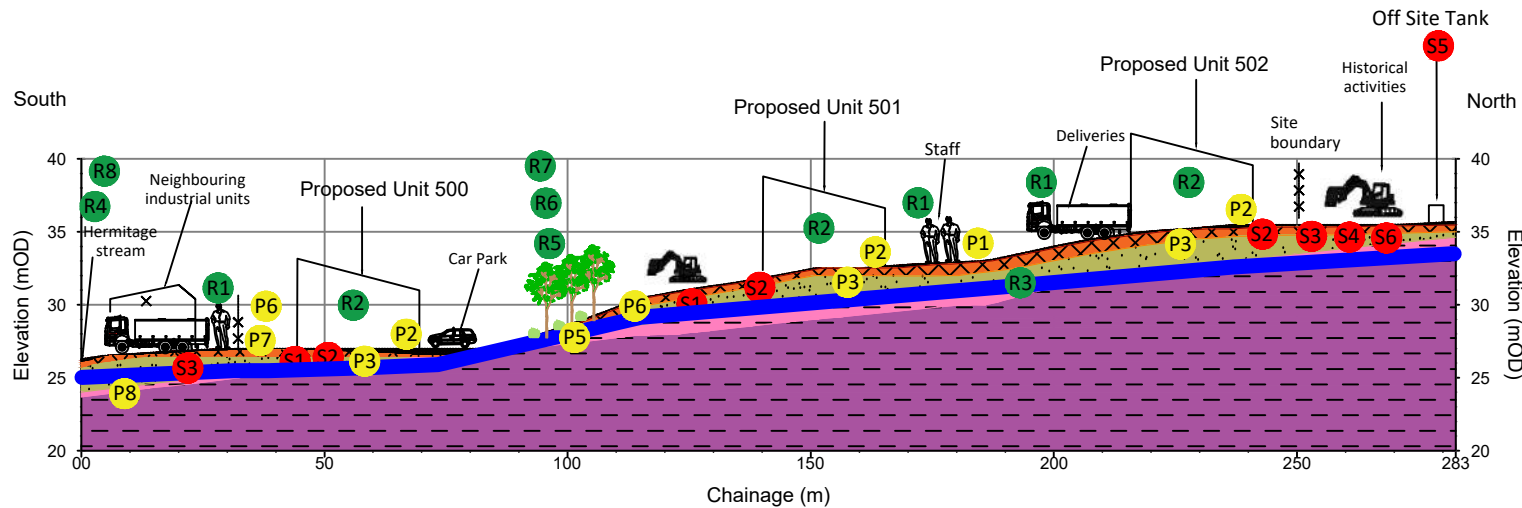
Contains Ordnance Survey data © Crown copyright and database right (2019)

KEY PLAN Site Boundary	NOTES	REVISIONS				Hydrock White Building 1-4 Cumberland Place Southampton Hampshire SO15 2NP Tel: +44(0)2382140907 www.hydrock.com		TITLE Site Location Plan			
						HYDROCK PROJECT NO. 19453-GELO		SCALE @ A3 1:1			
		P01	FIRST ISSUE EXAMPLE				CLIENT Portsmouth City Council		PURPOSE OF ISSUE SUITABLE FOR INFORMATION		STATUS S2
		DRAWN BY YP	CHECKED BY AJ	APPROVED BY AJ	03/06/2021						
REV.	REVISION NOTES/COMMENTS				PROJECT DUNSBURY PARK, PORTSMOUTH		DRAWING NO. 19453-HYD-XX-XX-DR-GE-1001		REVISION P01		
	DRAWN BY YP	CHECKED BY AJ	APPROVED BY AJ	03/06/2021							



KEY		NOTES										Hydrock		TITLE			
BH## Borehole WS## Windowless sampler borehole TP## Trial pit - mechanically excavated HP## Trial pit - hand dug pit HA## Areas of hazardous waste SA## Areas of stable non-reactive hazardous waste in non-hazardous landfill EA## Area to be excavated under supervision											SITE REMEDIATION PLAN Plots 500-502						
												CLIENT		HYDROCK PROJECT NO. 19453-GELO		SCALE @ A3 NTS	
												PORTSMOUTH CITY COUNCIL					
												PROJECT		PURPOSE OF ISSUE		STATUS	
P1		FIRST ISSUE												SUITABLE FOR INFORMATION		S2	
		YP		13/04/21		AJ		13/04/21		AJ		13/04/21					
		REVISION NOTES/COMMENTS										DUNSBURY PARK		DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) 19453-HYD-500-XX-DR-GE-1010		REVISION P1	
REV.		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY		DATE					

Unit 500-501-502



LEGEND

- S SOURCE
- P PATHWAY
- R RECEPTOR

NOTE

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. This drawing is indicative only.

Potential on-site sources of contamination

- Made Ground, associated with current earthworks/construction works, possibly including elevated concentrations of metals, metalloids, asbestos fibres, Asbestos Containing Materials, PAH and petroleum hydrocarbons (S01).
- Ground gases (carbon dioxide and methane) from organic materials in the Made Ground / earthworks (S02).

Potential off-site sources of contamination

- Made Ground, associated with historical mining activities (old clay pit, brick and tile works), possibly including elevated concentrations of metals, metalloids, asbestos fibres, Asbestos Containing Materials, PAH and petroleum hydrocarbons (S03).
- Made Ground, associated with earthworks for the construction of A3 (M) in the west boundary on the site, possibly including elevated concentrations of metals, metalloids, asbestos fibres, Asbestos Containing Materials, PAH and petroleum hydrocarbons (S04).
- Hydrocarbon vapours from potential VOC and petroleum hydrocarbon spillages/leaks from unspecified tank located at 110m N of the site. (S05).
- Ground gases (carbon dioxide and methane) from organic materials in the Made Ground / backfilled clay pits/brick works. (S06).

Potential receptors

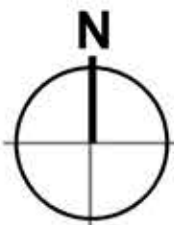
- People (neighbours, site end users) (R01).
- Development end use (buildings, utilities) (R02).
- Groundwater: Secondary A aquifer status of the Bognor Sand Member (R03).
- Surface water: off-site Hermitage Stream at south east of the site (R04).
- Soft landscaping areas (R05)
- Ecology: Habitat Creation Area at the west side of the site (R06).
- Ecology: Designated Ancient and Seminal Woodland / Ancient Replanted Woodland in the surrounding areas of the site (R07).
- Aquatic ecosystem in the Hermitage Stream (R08).

Potential pathways

- Ingestion, skin contact, inhalation of dust and outdoor air by people (P01).
- Direct contact with substances deleterious to building materials (P02).
- Ground gas (Methane, carbon dioxide, etc.) ingress via permeable soils and/or construction gaps (P03).
- Root uptake by plant (P05).
- Migration of contaminant via leachate migration through the unsaturated zone in Bognor Sand Member (P06).
- Surface water via overland flow (P07).
- Surface water, via drainage discharge (P08).
- Surface water via base flow from groundwater (P09).

P1	FIRST ISSUE				
S2	YP	28-09-21	AJ	28-09-21	AJ
REVISION NOTES/COMMENTS					
REV.	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY
Hydrock White Building 1-4 Cumberland Place Southampton SO15 2NP TEL: 02382 140 907 E-Mail: southampton@hydrock.com or visit www.hydrock.com					
CLIENT					
Portsmouth City Council					
PROJECT					
Dunsbury Park					
TITLE					
Conceptual Site Model - Plot 500					
HYDROCK PROJECT NO. 19453			SCALE @ A4 1:1500		
PURPOSE OF ISSUE SUITABLE FOR INFORMATION					STATUS S2
DRAWING NO. 19453-HYD-XX-XX-DR-GE-1008					REVISION P1

Dimensions are in millimeters, unless stated otherwise.
It is the recipient's responsibility to print this document to the correct scale.
All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION
(Gross Internal Area)

PLOT 1

Unit 100	-	29,000 sq ft (2,694m ²)
Warehouse Area	-	6,000 sq ft (557m ²)
Office (2 storey)	-	35,000 sq ft (3,251m ²)
Total Area	-	41,000 sq ft (3,811m ²)

Level Access	-	4
Car Parking	-	40

Plot 1 Area	-	2.52 Acres (1.02 Hectares)
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PLOT 4

Unit 400	-	141,750 sq ft (13,169m ²)
Warehouse Area	-	7,460 sq ft (693m ²)
Office (First Floor)	-	141,750 sq ft (13,169m ²)
(Incl. GF Core)	-	149,210 sq ft (13,862m ²)
Total Area	-	149,210 sq ft (13,862m ²)

Level Access	-	2
Dock Loading	-	14
HGV Parking	-	34
Car Parking	-	155

Plot 4 Area	-	8.05 Acres (3.26 Hectares)
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PLOT 5

Unit 500	-	39,110 sq ft (3,633m ²)
Total Area	-	39,110 sq ft (3,633m ²)

Unit 501	-	25,000 sq ft (2,323m ²)
Total Area	-	25,000 sq ft (2,323m ²)

Unit 502	-	17,760 sq ft (1,650m ²)
Total Area	-	17,760 sq ft (1,650m ²)

Plot 5a & b Area	-	4.85 Acres (1.96 Hectares)
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PLOT 6

Unit 600	-	21,750 sq ft (2,021m ²)
Warehouse Area	-	2,415 sq ft (224m ²)
Office (First Floor)	-	21,750 sq ft (2,021m ²)
(Incl. GF Core)	-	24,165 sq ft (2,245m ²)
Total Area	-	24,165 sq ft (2,245m ²)

Level Access	-	3
Car Parking	-	36

Unit 601	-	95,000 sq ft (8,826m ²)
Warehouse Area	-	5,000 sq ft (465m ²)
Office (First Floor)	-	95,000 sq ft (8,826m ²)
(Incl. GF Core)	-	100,000 sq ft (9,290m ²)
Total Area	-	100,000 sq ft (9,290m ²)

Loading Docks	-	8
Level Access	-	2
Car Parking	-	100

Plot 6 Area	-	7.62 Acres (3.08 Hectares)
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PLOT 7

Unit 700	-	142,500 sq ft (13,239m ²)
Warehouse Area	-	7,500 sq ft (697m ²)
Office (Two Storey)	-	142,500 sq ft (13,239m ²)
(Incl. GF Core)	-	150,000 sq ft (13,935m ²)
Total Area	-	150,000 sq ft (13,935m ²)

Level Access	-	2
Dock Loading	-	15
HGV Parking	-	28
Car Parking	-	178

Plot 7 Area	-	18.42 Acres (7.46 Hectares)
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Total GIA	-	540,245 sq ft (50,189m ²)
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Total Plot Area	-	41.46 Acres (16.78 Hectares)
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OPTION 07

rev amendments by ckd date

Dunsbury Park Masterplan,
Portsmouth
Masterplan



Newark, Broom, Calford Way, Newark, Nottinghamshire NG24 2TN
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Drawing Status: Feasibility

Drawn / Checked: DS / MDS

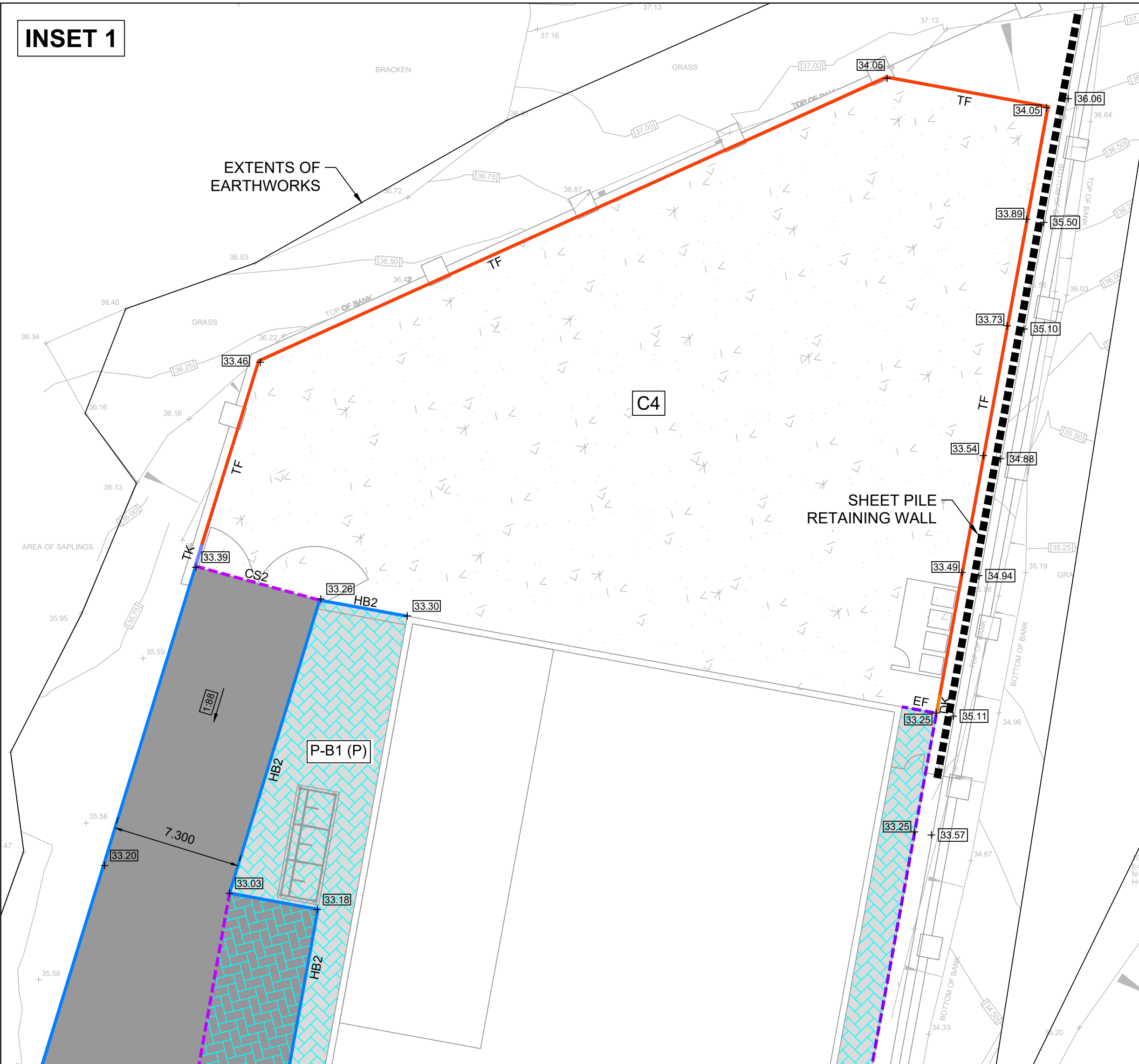
Date: 14.06.2021

Scale: 1:1,500 A0

Drawing no: Revision:

20179 F0009 A

INSET 1



LEGEND - KERB TYPES

- HB2 HALF BATTERED KERB (TYPE HB2: 125mm UPSTAND)
- TF TRIEF KERB (TYPE SP: 415mm UPSTAND)
- BN 6mm BULLNOSED KERB (TYPE BN: 6mm UPSTAND)
- BN 25mm BULLNOSED KERB (TYPE BN: 25mm UPSTAND)
- CS2 CHANNEL SQUARE KERB (TYPE CS2: LAID FLUSH)
- EF FLAT TOP EDGING KERB (TYPE EF: LAID FLUSH)
- TK TRANSITION KERB (TYPE TL/TR: UPSTAND KERB TO DROPPED KERB)
- DK DROPPER KERB (TYPE DL/DR: UPSTAND KERB TO DROPPED KERB)

LEGEND - SURFACE TYPES

- TYPE A1:** ASPHALT PAVING CONSTRUCTION -
• PEDESTRIAN LOADING ONLY
- TYPE A2:** ASPHALT PAVING CONSTRUCTION -
• CARS, LIGHT VEHICLES, NO COMMERCIAL VEHICLES
- TYPE A4:** ASPHALT PAVING CONSTRUCTION -
• FREQUENT HGV AND COMMERCIAL VEHICLES
- TYPE P-B1 (P):** POROUS BLOCK PAVIOR CONSTRUCTION -
• PEDESTRIAN LOADING ONLY
- TYPE P-B2 (P):** POROUS BLOCK PAVING CONSTRUCTION -
• CARS, LIGHT VEHICLES, NO COMMERCIAL VEHICLES
- TYPE C4:** CONCRETE APRON CONSTRUCTION -
• FREQUENT HGV AND COMMERCIAL VEHICLES

REFER TO DRAWING XXXXXXX FOR DETAILS

LEGEND - LEVELS AND GRADIENTS

- + [00.000] PROPOSED SPOT LEVEL
- + (00.00) EXISTING SPOT LEVEL
- 1:100 PROPOSED GRADIENT



KEY PLAN

NOTES

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- All levels are shown in metres above Ordnance Datum (m AOD).
- In the event of any contradiction between this drawing and the specification, then the contractor shall seek clarification from the engineer before proceeding.
- Refer to landscape architects drawings for extent of external surfaces and kerbing.
- The works on site affect statutory undertakers apparatus, where the contractor is required to verify the location and depth of all such apparatus prior to commencement of work and to take any precautions necessary when working in the vicinity of apparatus.

NOTE A

Proposed spot levels have been determined from tie in levels provided by Murphy Geospatial MGS42248-T-01 dated 06/07/21. The contractor is responsible for the coordination of the off-site tie in levels and to advise Hydrock of any variations/discrepancies

NOTE B

Prior to commencement of remediation/overlay works the contractor is to undertake a full service/utilities scan to establish details of existing utilities in the vicinity of the works. The contractor is responsible for the co-ordination/alterations of such utilities with the proposed works.

P04	AMENDED TO SUIT ARCHITECT SURFACING LAYOUT					
	A. TODD	31/01/22	A. TODD	31/01/22	J. MAGEE	31/01/22
P03	ACCESS ROAD DIMENSION AND GRADIENTS ADDED					
	A. TODD	24/01/22	A. TODD	24/01/22	J. MAGEE	24/01/22
P02	PRELIMINARY ISSUE					
	R. IRONS	14/12/21	A. TODD	14/12/21	J. MAGEE	14/12/21
P01	PRELIMINARY ISSUE					
	R. IRONS	05/11/21	A. TODD	05/11/21	J. MAGEE	05/11/21
REV	REVISION NOTES/COMMENTS					
	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE

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CLIENT
PORTSMOUTH CITY COUNCIL

PROJECT
DUNSBUARY PARK
UNITS 500, 501 & 502

TITLE
EXTERNAL WORKS

HYDROCK PROJECT NO.
C-19453-C

SCALE @ A1
1:200

STATUS DESCRIPTION
SUITABLE FOR INFORMATION

STATUS
S2

DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)
DP-HYD-00-ZZ-DR-C-7200

REVISION
P04

LEGEND - KERB TYPES

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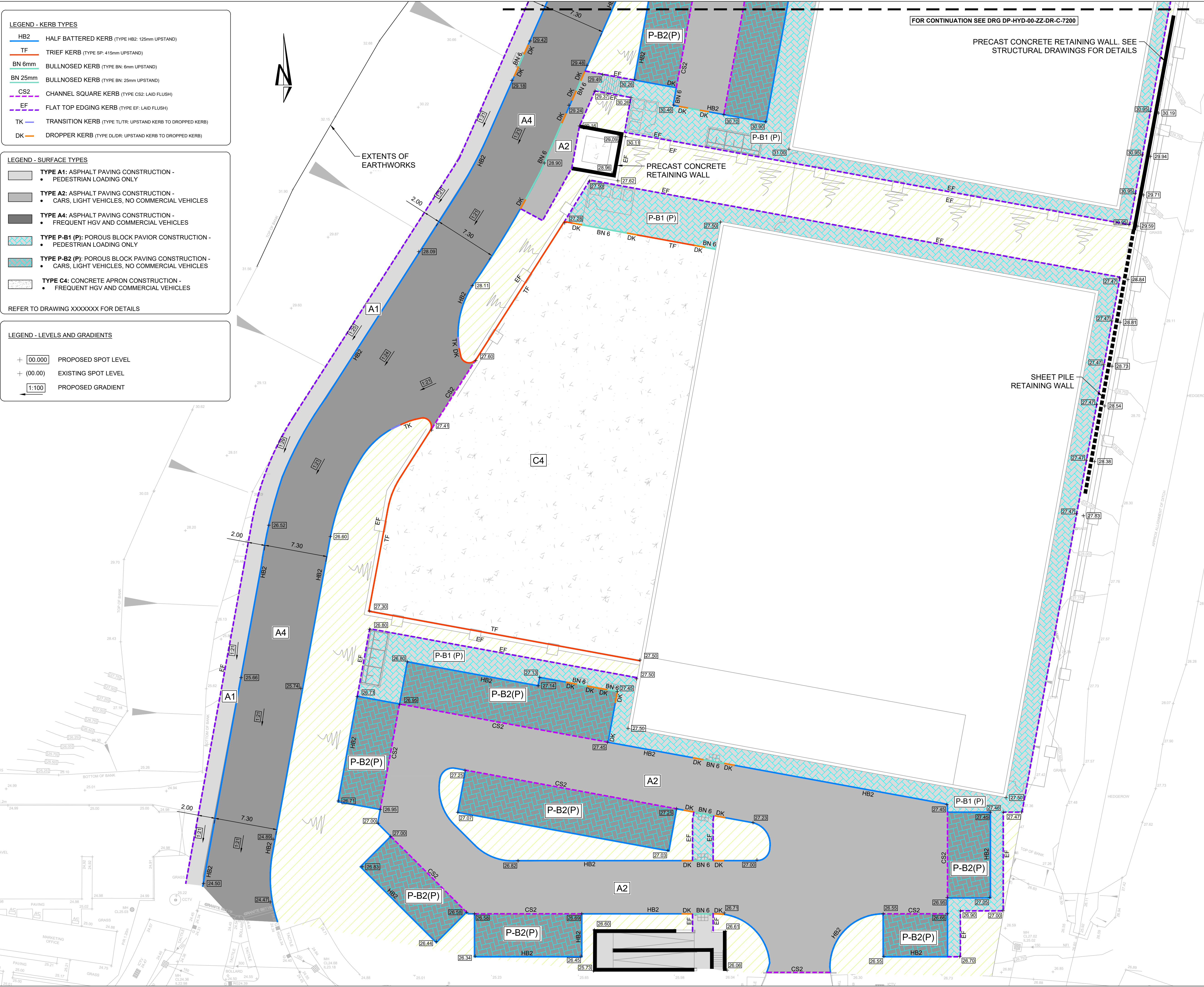
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REFER TO DRAWING XXXXXX FOR DETAILS

LEGEND - LEVELS AND GRADIENTS

- + 00.000 PROPOSED SPOT LEVEL
- + (00.00) EXISTING SPOT LEVEL
- 1:100 PROPOSED GRADIENT



KEY PLAN

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NOTE B

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PD4	AMENDED TO SUIT ARCHITECT SURFACING LAYOUT					
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P03	ACCESS ROAD DIMENSION AND GRADIENTS ADDED					
	A. TODD	24/01/21	A. TODD	24/01/21	J. MAGEE	24/01/21
P02	PRELIMINARY ISSUE					
	R. IRONS	14/12/21	A. TODD	14/12/21	J. MAGEE	14/12/21
P01	PRELIMINARY ISSUE					
	R. IRONS	05/11/21	A. TODD	05/11/21	J. MAGEE	05/11/21
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CLIENT

PORTSMOUTH CITY COUNCIL

PROJECT

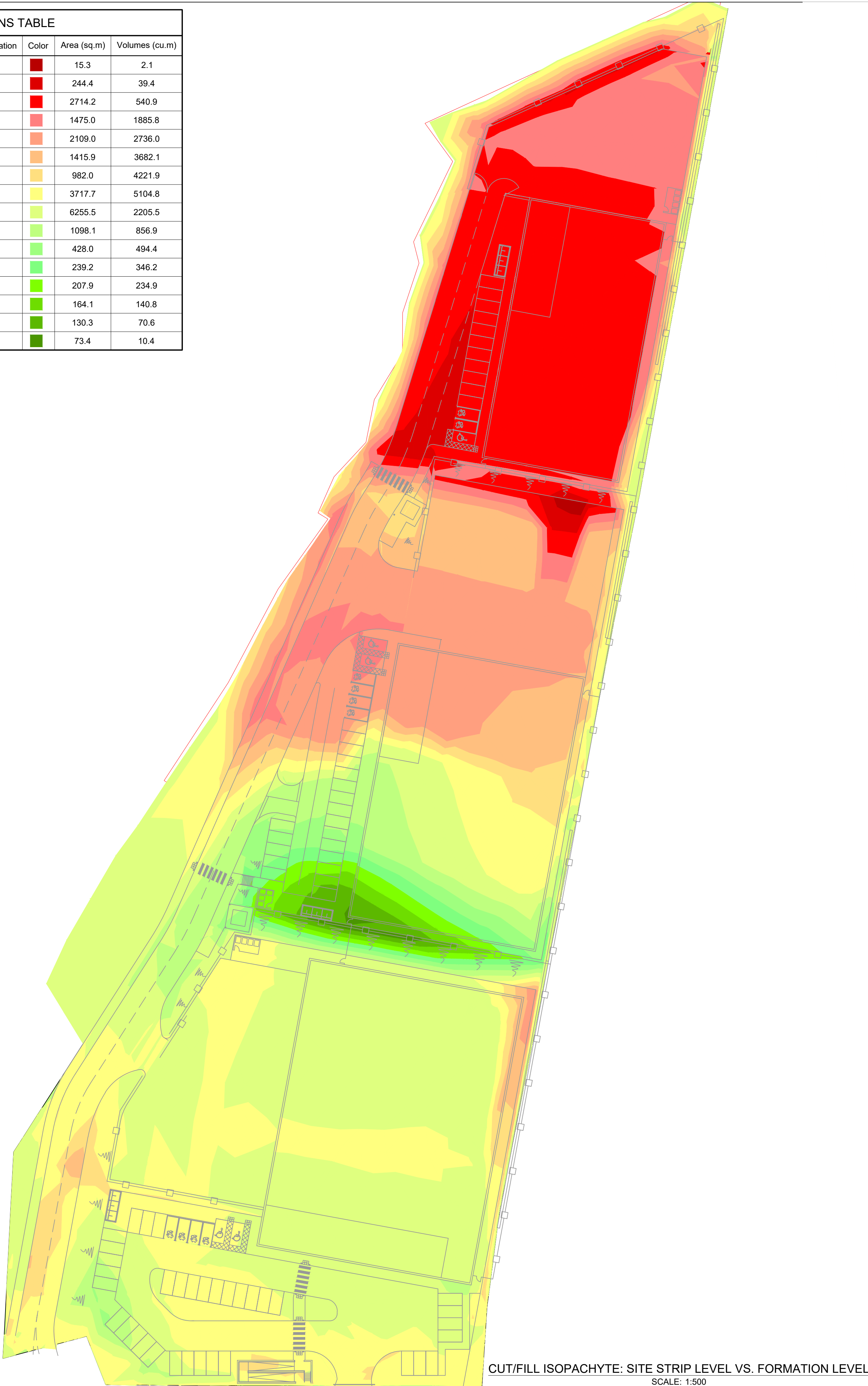
DUNSBURY PARK
UNITS 500, 501 & 502

TITLE

EXTERNAL WORKS

HYDROCK PROJECT NO. C-19453-C		SCALE @ A1 1:200	
STATUS DESCRIPTION SUITABLE FOR INFORMATION			STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR ZONE-LEVEL-TYPE-ROLE-NUMBER) DP-HYD-00-ZZ-DR-C-7201			REVISION P04

ELEVATIONS TABLE					
Number	Minimum Elevation	Maximum Elevation	Color	Area (sq.m)	Volumes (cu.m)
1	-4.000	-3.500	■	15.3	2.1
2	-3.500	-3.000	■	244.4	39.4
3	-3.000	-2.500	■	2714.2	540.9
4	-2.500	-2.000	■	1475.0	1885.8
5	-2.000	-1.500	■	2109.0	2736.0
6	-1.500	-1.000	■	1415.9	3682.1
7	-1.000	-0.500	■	982.0	4221.9
8	-0.500	0.000	■	3717.7	5104.8
9	0.000	0.500	■	6255.5	2205.5
10	0.500	1.000	■	1098.1	856.9
11	1.000	1.500	■	428.0	494.4
12	1.500	2.000	■	239.2	346.2
13	2.000	2.500	■	207.9	234.9
14	2.500	3.000	■	164.1	140.8
15	3.000	3.500	■	130.3	70.6
16	3.500	4.000	■	73.4	10.4



CUT/FILL ISOPACHYTE: SITE STRIP LEVEL VS. FORMATION LEVEL
SCALE: 1:500

EXTERNAL WORKS AREAS
SCALE: 1:1000



SITE STRIP AREA = 19,643m²
SITE STRIP DEPTH = 100mm
TOTAL VOLUME = 2100m³ CUT

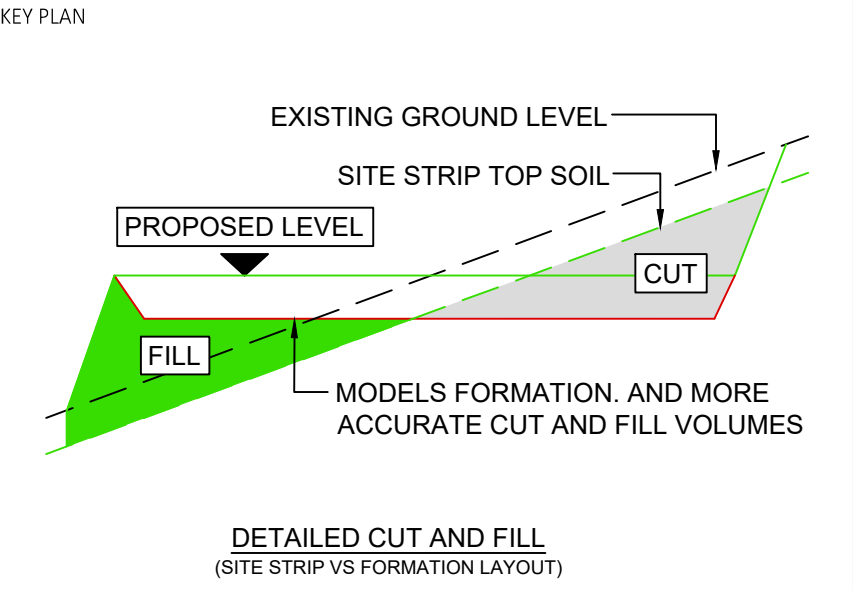
TABLE A - CONSTRUCTION BUILD-UPS	DEPTH	EXTERNAL WORKS:	DEPTH
EXTERNAL WORKS:			
AREA 1: BUILDINGS	400mm	AREA 6: BLOCK PAVING (LIGHT)	400mm
AREA 2: ASPHALT (PEDESTRIAN)	220mm	AREA 7: CONCRETE (SUBSTATION)	300mm TBC
AREA 3: BLOCK PAVING (PEDESTRIAN)	220mm	AREA 8: CONCRETE (HEAVY)	350mm
AREA 4: ASPHALT (LIGHT)	315mm	AREA 9: LANDSCAPING	300mm TBC
AREA 5: ASPHALT (HEAVY)	465mm		

TABLE B - SURFACE COMPARISON
VOLUME: BASE SURFACE: SITE STRIP LEVEL COMPARISON SURFACE: PROPOSED FORMATION LEVELS CUT VOLUME: 18,368m³ FILL VOLUME: 4108m³ NET VOLUME: 14,260m³ CUT

TABLE C - ADDITIONAL EXCAVATIONS (NOT ACCOUNTED IN SURFACE COMPARISON)	VOLUME
BELOW GROUND DRAINAGE / SERVICES TBC SUBJECT DETAILED DESIGN FOUNDATIONS TBC SUBJECT DETAILED DESIGN	1200m³ 550m³
TOTAL	1750m³

SUBSOIL CUT/FILL SUMMARY
SURFACE COMPARISON (SEE TABLE B) VS ADDITIONAL EXCAVATIONS (SEE TABLE C) 14,260m³ CUT 1750m³ CUT

TOTAL ESTIMATED VOLUME
SITE STRIP & SUBSOIL SUMMARY 2100m³ CUT 16,010m³ CUT



- NOTES
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 - All levels are shown in metres above Ordnance Datum (m AOD).
 - Cut and fill isopachytes shown on this drawing are calculated from site strip to proposed formation levels. As such, they include existing construction thicknesses unless noted otherwise. They do not include the proposed new construction thicknesses.
 - The cut and fill exercise does not allow for a bulking factor.
 - The cut and fill isopachytes and volumes assume that all cut material are suitable to be re-used as fill material.
 - The site strip thicknesses and volumes shown on this drawing are assumed and to be confirmed on site.
 - Additional testing of head deposits is required to certain areas of the site and a volume of material may need to be stabilised prior to reuse as fill material.
 - For the purposes of the cut / fill exercise the cut has been assumed as reusable fill material to a CBR of 5% in pedestrian areas, further testing required in vehicle areas. this is subject to confirmation of the onsite ground conditions and is confirmed as suitable re-use for fill material.
 - All earthworks are to be undertaken in conjunction with Hydrock Consulting NBS Specification. Full method statement to be provided for approval by the Engineer prior to any work commencing on site.
 - All cut and fill quantities are preliminary and are to be verified by quantity surveyor for cost estimating purposes.
 - Refer to construction build ups for depth to formation.
 - Volumes above are approx only, the contractor should make their own assessment on their accuracy and highlight any discrepancies where necessary.

A PRELIMINARY CBR VALUE OF 5% HAS BEEN TAKEN. TO BE CONFIRMED BY GIR

CUT = MATERIAL TO EXPORT FROM SITE
FILL = MATERIAL TO IMPORT TO SITE

ARCHITECT LAYOUT UPDATED					
A.TODD	01/02/22	A.TODD	01/02/22	J.MAGEE	01/02/22
SURFACE BUILD-UPS UPDATED, BELOW GROUND EXCAVATIONS UPDATED					
A.TODD	31/01/22	A.TODD	31/01/22	J.MAGEE	31/01/22
PRELIMINARY ISSUE					
A.TODD	05/11/21	A.TODD	05/11/21	J.MAGEE	05/11/21
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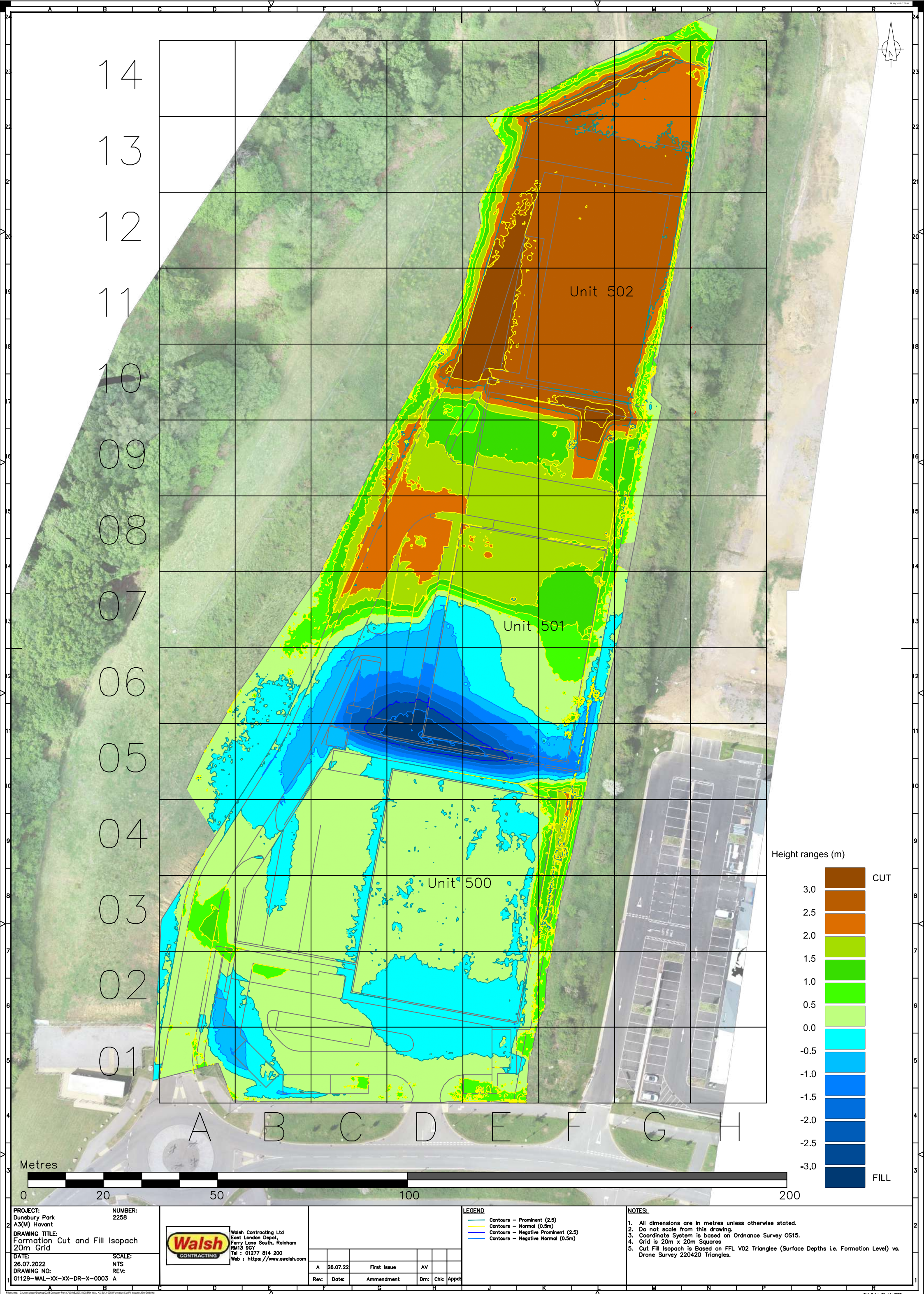
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CLIENT
PORTSMOUTH CITY COUNCIL

PROJECT
DUNSBUARY PARK
UNITS 500-502

TITLE
CUT AND FILL ANALYSIS

HYDROCK PROJECT NO. C-19453-C	SCALE @ A1 AS SHOWN	
STATUS DESCRIPTION PRELIMINARY		STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) DP-HYD-00-ZZ-DR-C-7400		REVISION P03



PROJECT:
Dunsbury Park
A3(M) Havant

DRAWING TITLE:
Formation Cut and Fill Isopach
20m Grid

DATE:
26.07.2022

DRAWING NO:
G1129-WAL-XX-XX-DR-X-0003 A



Walsh Contracting Ltd
East London Depot,
Ferry Lane South, Rainham
RM13 9GY
Tel : 01277 814 200
Web : <http://www.swalsh.com>

Rev:	A	26.07.22	First issue	AV
Date:				
Amendment				
Drn:				
Chk:				
Appd:				

- LEGEND:
- Contours - Prominent (2.5)
 - Contours - Normal (0.5m)
 - Contours - Negative Prominent (2.5)
 - Contours - Negative Normal (0.5m)

- NOTES:
- All dimensions are in metres unless otherwise stated.
 - Do not scale from this drawing.
 - Coordinate System is based on Ordnance Survey OS15.
 - Grid is 20m x 20m Squares
 - Cut Fill Isopach is Based on FFL V02 Triangle (Surface Depths i.e. Formation Level) vs. Drone Survey 220420 Triangles.

Appendix B Hydrock Site Visit Reports

SITE VISIT REPORT	SHEET NO: 1 of 5
Project: Dunsbury Park	Date: 12th August 2022
Client: Glencar	Weather: Hot and sunny
Contract No: 19453	Engineer: David Meredith

Personnel Present:
» David Meredith – Hydrock Engineer » Matt Wilson – Glencar » Les Cochrane - Walsh
Works undertaken by the contractor:
» Filling and testing of an area at Plot 500 -CBR and Dual cycle plate load testing. » Excavation into London Clay – subgrade CBR failed <5%. » Walsh carried out CBR at subgrade level and then at each 300mm (uncompacted thickness) lift. » 8 Ton BOMAG Roller with vibration. 10 Passes observed. » Fill material used appears to be Class 1 granular (site won Bognor Sand and previously stabilised Bognor Sand) – source approval testing not seen. » No density (sand replacement or NDM) carried out. » Dual cycle plate load tests carried out after 1m of fill – Load cycles in accordance with EWS
Works undertaken by Hydrock:
» Observation of Walsh carrying out a compaction trial – although noted that this trial was carried out in an area due to be handed over to the next contractor and as such is not separate from the overall earthworks. » Inspected subgrade – Failed 5% CBR test in London Clay Formation. Agreed that >50kPa as confirmed by hand shear vane or similar testing would be appropriate. » Carried out hand shear vane tests – 68-75 kPa
Discussions/Recommendations & Instructions:
» Hydrock to confirm >50kPa in cohesive subgrade acceptable. » Requested source approval and in-situ testing results to date.

SITE VISIT REPORT

SHEET NO: 2 of 5



Photograph 1: Looking NE across plot 500



Photograph 2: Clay subgrade on proposed compaction trial area

SITE VISIT REPORT	SHEET NO: 3 of 5
	
Photograph 3: London Clay – to be tested as minimum 50 Cu	
	
Photograph 4: Tipping Fill	

SITE VISIT REPORT	SHEET NO: 4 of 5
	
Photograph 5: Backfilling of excavated area with site won material. Source approval not seen but appears to be a clayey sand – likely Class 1	
	
Photograph 6: Tipping Fill	

SITE VISIT REPORT

SHEET NO: 5 of 5



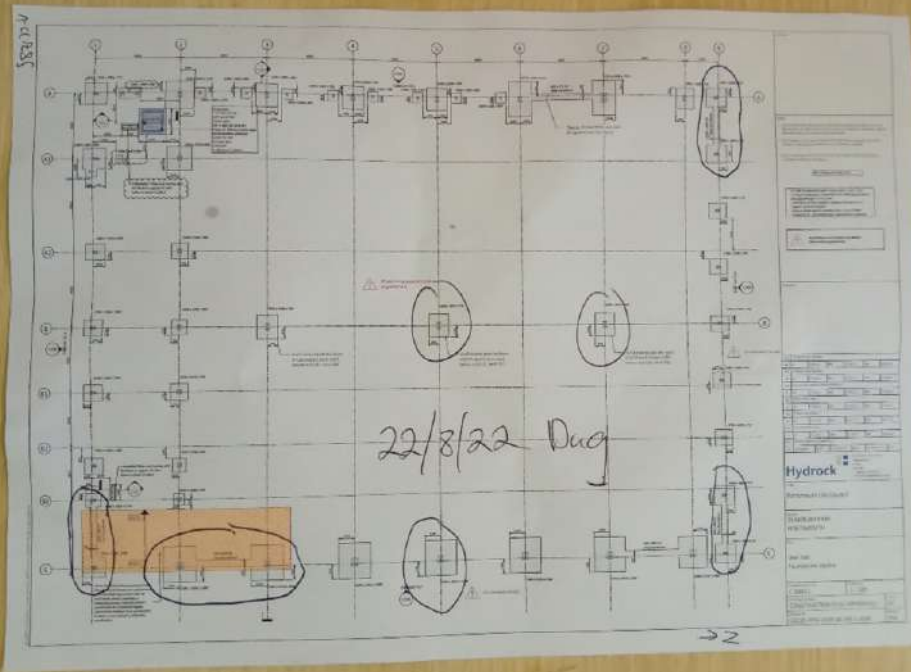
Photograph 7: Contact technician carrying out plate load tests

SITE VISIT REPORT	SHEET NO: 1 of 9
Project: Dunsbury Park	Date: 22nd August 2022
Client: Glencar	Weather: Overcast
Contract No: 19453	Engineer: David Meredith

Personnel Present:
» David Meredith – Hydrock Engineer » Matt Wilson – Glencar » Les Cochrane - Walsh
Works undertaken by the contractor:
» Preparation of plot 500 footings for concrete pour. » Excavation of potential methane risk area via earthworks cut in the vicinity of WS5.02 (Plot 502) (Walsh). » Strip back of suspected soft patches in Plot 501.
Works undertaken by Hydrock:
Inspection of Plot 500 strip and pad footings. Photo of plan attached with inspected footings ringed: » Mixture of excavation only, or with reinforcement and sheeting. » Confirmed treatment of clays materials in zone marked on drawing – soft materials to be removed and replaced with engineered fill. Excavation of suspected gas risk area down to below formation level: » From 2.2mbgl dark grey silty clay and silty sand with frequent organic debris and a distinct organic odour. Possible alluvium or former agricultural soils. » No anthropogenic materials noted. » Considered likely that buried organic rich materials are the source of the elevated methane noted during monitoring. » Material to be excavated and segregated as waste/contaminated soils on plot 400.
Discussions/Recommendations & Instructions:
» Hydrock to confirm how to treat organic rich material noted in methane – to be segregated in plot 400 stockpile area. Location of this area to be confirmed. » Treat as per 'soft spot' in Earthworks Specification (EWS) – dig out low strength and all organic soils and replace with compacted granular fill as per EWS. » Requested source approval and in-situ testing results to date from Glencar. » Discussion on batter between plot 500 and 501. Visually very steep and appears to be minimal room at top for equipment – Hydrock to discuss with internal engineers.

SITE VISIT REPORT

SHEET NO: 2 of 9



Photograph 1: Map of footings inspected



Photograph 2: Plot 500 footing inspection

SITE VISIT REPORT

SHEET NO: 3 of 9



Photograph 3: Plot 500 footing showing protection



Photograph 4: Pre excavated and footing being protected from weather

SITE VISIT REPORT	SHEET NO: 4 of 9
	
Photograph 5: Plot 500 looking along eastern boundary and to the north	
	
Photograph 6: Plot 500 NW Corner	

SITE VISIT REPORT	SHEET NO: 5 of 9
	 A photograph showing a rectangular concrete footing under construction. A dense grid of steel reinforcement bars (rebar) is visible within the formwork. The surrounding area is dirt and gravel.
Photograph 7: Footing showing rebar	
	 A photograph showing a footing covered with a black plastic tarp. The rebar grid is visible through the tarp. The area is surrounded by red safety fencing and yellow markers.
Photograph 8: Plot 500 Footing	

SITE VISIT REPORT	SHEET NO: 6 of 9
	 A photograph showing a construction site with a large area of concrete being poured. The concrete is being spread across a prepared surface, and there are some construction materials and equipment visible in the background.
Photograph 9: Concrete pour	
	 A photograph showing a deep slot trench excavated into the ground. The trench reveals a transition from orange brown Bognor Sand to dark grey organic silt/clay at the base. An excavator is visible at the top of the trench.
Photograph 10: Slot trench in possible methane risk area – note transition from orange brown Bognor Sand to dark grey organic silt/clay at base	

SITE VISIT REPORT

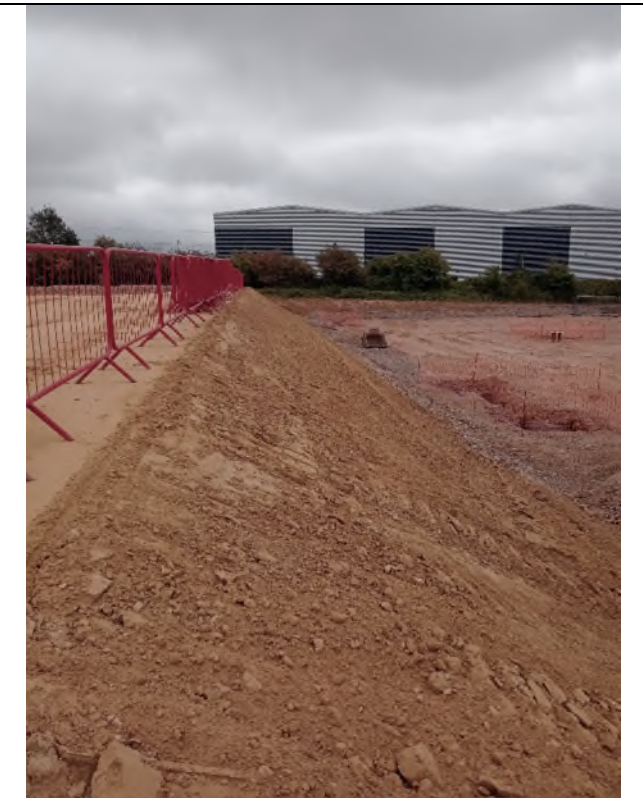
SHEET NO: 7 of 9



Photograph 11: Showing organic rich silty clay and sand. Organic/vegetation debris noted and odour present - appears to be a natural deposit with no signs of anthropogenic material



Photograph 12: Base of pit showing organic soils

SITE VISIT REPORT	SHEET NO: 8 of 9
	
Photograph 13: Narrow crest of slope between 500 and 501	
	
Photograph 14: Crest of slope between plot 500 and 501	

SITE VISIT REPORT

SHEET NO: 9 of 9



Photograph 15: Overall view looking over 502 towards 501 and 500 (South)



Photograph 16: Plot 501 - Clay prior to being tested before fill placement – looking towards eastern boundary

SITE VISIT REPORT		SHEET NO: 1 of 5	
Project: Dunsbury Park		Date: 31st August 2022	
Client: Glencar		Weather: Part-cloudy, warm, dry	
Contract No: 19453		Engineer: Andrew James	
Personnel Present:			
» Andrew James – Hydrock			
» Matt Wilson – Glencar			
» Dan Gilbert – Glencar			
Works undertaken by the contractor:			
Plot 500			
» Over 50% pads poured.			
» Cut to fill done.			
» Foul drainage going in.			
Plot 501			
» Undergoing fill works.			
Works undertaken by Hydrock:			
Site walkover with design team, Glencar and PCC.			
Plot 502			
» Stockpile of site won aggregate (pink) on north west side. Stockpile of imported 6F5 (grey).			
Plot 400			
» Stockpile of site won aggregate (pink) central north, east of access.			
» Stockpile of topsoil/veg just south west of access in north. Should be disposed off-site.			
» Majority of stockpiles comprise light brown slightly sandy clayey silt, desiccated due to recent very dry weather. Occasional bands of grey London Clay.			
Discussion with Les (site manager for Walsh).			

SITE VISIT REPORT

SHEET NO: 2 of 5

Discussions/Recommendations & Instructions:

Materials tracking being undertaken to a good standard by Walsh. Grid square system for where soils cut from on 500-502, stockpiles being placed in plot 400 and labelled with flags to allow traceability.
Spreadsheet of data with notes on soil/findings- contamination/unsuitability for reuse noted.

Sketch plans being kept with details also.

Testing to be done by Glencar on Plot 400 soils to characterize what has been placed.

Glencar to provide test results on site-won materials being reused in 500-502.

Dave Meredith to visit in two weeks once returned from leave.