



ENVIRONMENTAL SUMMARY

COMMERCIAL DEVELOPMENT INTERBRIDGE SITE, NEW BRIGHTON ROAD, EMSWORTH, HANTS

ON BEHALF OF
NASH & PARTNERS LIMITED
REPORT 08-136.05
MAY 2015

1.0 Introduction

This report shall provide a concise summary of environmental risks at the above site in regard of soil contaminants, groundwater contaminants and ground gas.

The following reports shall be used as reference material;

1. Aviron's Phase II Geo-Environment Risk Assessment (reference 08-136.02, June 2008)
2. Aviron's Gas Risk Assessment (reference 08-136.04, May 2015).

2.0 Risk Presented From Soils

With reference to the Phase II report all concentrations of determinants analysed within the soil samples collected have been recorded at acceptable concentrations.

A review of concentrations against updated '2015' guidance values still indicates acceptable concentrations for a commercial development. In fact concentrations recorded would be acceptable for residential developments with private gardens.

The site remains as undeveloped land. Since 2008 to the present day has under gone no change in land use, that being a vacant plot of grass land.

On-site soils are not considered to prevent a contaminative environmental risk to human health (construction workers, adjacent site occupants or new site occupants), controlled waters (nearby surface waters) or the wider environment.

Accordingly a LOW environmental risk is maintained in this instance and no further assessment is considered necessary.

3.0 Risk Presented From Groundwater

With reference to the Phase II report all concentrations of determinants analysed within the single groundwater sample obtained from BH8 have recorded at acceptable concentrations.

It is noted the site is underlain by unproductive strata of the London Clay Formation and thus no underground controlled waters receptor exist. The water encountered within BH8 is considered to be perched. Recent groundwater standing level monitoring recorded BH2 dry to a depth of 2.0m bgl. It is therefore likely local perched groundwater around BH8 cause silting of the monitoring well installation.

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On the basis of the site's history, current vacant grass land, 2008 groundwater chemical results and the underlying unproductive strata it is not considered on-site groundwater shall present a risk to controlled waters (surface), human health or the wider environmental. There is no underground controlled waters receptor.

Accordingly a LOW environmental risk is maintained in this instance and no further assessment is considered necessary.

4.0 Risk Presented From Ground Gas

With reference to our recently prepared gas risk assessment a gas characteristic situation CS-1, very low risk, has been determined and no special precautions are considered necessary other than ensuring any under floor voids are well ventilated.

5.0 Conclusions

No further environmental risk assessment of remediation works are considered necessary. The following reports should be issued to the Local Planning Authority to discharge land contamination related planning conditions;

1. Aviron's Phase I Environment Risk Assessment (reference 08-136.01, June 2008)
2. Aviron's Phase II Geo-Environment Risk Assessment (reference 08-136.02, June 2008)
3. Aviron's Gas Risk Assessment report (reference 08-136.04, May 2015).
4. Aviron's Environmental Summary (reference 08-136.05, May 2015).

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