

29th March 2018

Our ref: GE16662/GR05/180329

Kieran Walker
Linden Homes South
1A Guildford Business Park
Guildford
Surrey
GU2 8XG



Dear Kieran,

RE: Woodcroft Farm, Lovedean, Hampshire – Phase 2A development

Further to our recent discussions, we write to present a summary of the assessments undertaken to date on this site in relation to elements required under Conditions 11 and 12 of Planning Application APP/13/00804.

Background

The site has been the subject of numerous phases of assessment and the following reports have been reviewed as part of the most recent assessment undertaken by Geo-Environmental:

- Phase 1 Ground Condition Report, 21834, 2010 prepared by PBA. This included a desk study and preliminary risk assessment for the overall Woodcroft Farm site of which Phase 2A forms a part.
- Factual Report, RML 4750, October 2011 prepared by Risk Management Limited. This reported on preliminary ground investigation and geotechnical testing but is useful in terms of clarifying the ground conditions.
- Geoenvironmental and Geotechnical Ground Investigation Report, 21834-030-R02, July 2013 prepared by PBA. This reported on a site wide investigation of the overall Woodcroft Farm site of which Phase 2A forms a part.

In addition to the above reports, Geo-Environmental was commissioned by Linden Homes in 2017 to undertake a review of these reports and undertake supplementary testing and assessment. A soil contamination assessment (GE16662-FG02-170929, dated 29th September 2017) was prepared following this supplementary investigation.

Summary of findings

No contamination or pollutant linkages were established for the Phase 2A development area (eastern portion of Area B as referred to in the PBA 2013 report) and as such, no specific remediation measures are considered to be warranted with regards to the Phase 2A development area. Notwithstanding this, as a matter of good practice and in order to comply with Planning Condition 12, a discovery strategy, as set out below, should remain in force throughout the development of each phase of the site.

The various phases of assessment referred to above have identified potentially contaminative historic activities on some areas of the overall Woodcroft Farm site, excluding the Phase 2A development area. In particular, these areas comprise an infilled chalk pit located at the western end of the site, impacted soils beneath the horse arena to the immediate north of the infilled chalk pit and impacted soils in the former scrapyard/farmyard complex immediately to the east of the infilled chalk pit. The infilled chalk pit and horse arena form part of the Phase 3 development, for which further detailed contamination assessments and development of remedial strategies are

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ongoing. The former farmyard complex area is located at the western end of the Phase 2B development area and an outline remedial strategy has been set out in the letter report GE16662-FG02-170929. This outline remedial strategy is to be developed further and formulated into a Remediation Strategy and Verification Plan in due course and will take into account the findings of investigations undertaken to date and those which are currently ongoing/planned. As such, it is considered that Conditions 11 and 12 would remain in force for this portion of the Phase 2B development area at this stage. No soil contamination was identified in the portion of the Phase 2B development area between the eastern edge of the farmyard complex and the Phase 2A development area.

Discovery Strategy

Should previously undiscovered contamination be encountered during construction by any site personnel, this should be reported to the Site Manager immediately in order that any necessary inspection may be made. Records should be kept, and samples submitted for analysis where conditions encountered are not as anticipated. The results of any such testing should be sent to the authorities for consultation.

A copy of the discovery strategy should be lodged on site, and provisions made to ensure that all workers are made aware of their responsibility to observe, report, and act on any potentially suspicious or contaminated materials they may encounter.

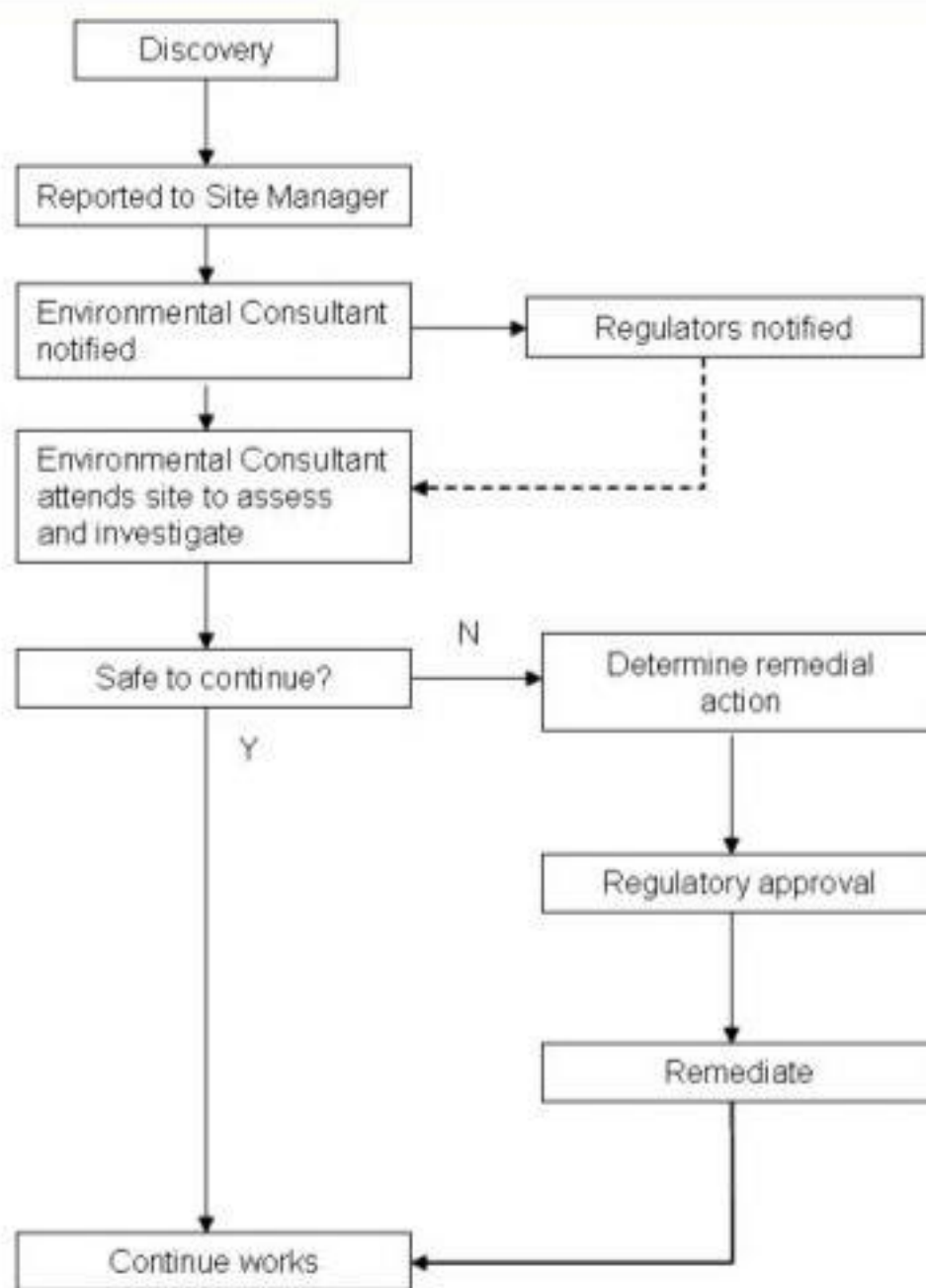
Depending on the type, nature and extent of any such 'discovery', it may be necessary to halt works in that location until such time as the assessment has been completed. This should be reviewed on a 'discovery' specific basis and in conjunction with regulatory consultation.

As a general guide, where such unexpected conditions are encountered the following approach is recommended:

- All discoveries are to be reported to the Site Manager immediately and works at that location are to halt until further notice;
- The Site Manager is to report any such discoveries to the Client and the Environmental Consultant;
- Following notification from the Site Manager, the Environmental Consultant shall discuss the discovery with the Local Authority and if considered necessary, arrange to meet an Officer on site to view the discovery;
- The Environmental Consultant shall attend the site to record the location, extent and nature of the discovery and implement an appropriate sampling and analysis regime, taking due account of the type and nature of the discovery, known and probable land uses in that area of the site;
- Where remedial action is required, regulatory consultation and approval will be sought;
- A record will be produced by the Environmental Consultant and held on site (with copies held by the Environmental Consultant, Client and Local Authority), detailing the discovery, assessment works undertaken, findings thereof, confirmation either of no action required or detailing the remedial action taken and validation thereof.

The process is shown below.





Discovery Strategy Process

Closure

We trust we have interpreted your request correctly and provided sufficient information for your current requirements. Should you have any queries please do not hesitate to contact us.

Yours sincerely

For and on Behalf of Geo-Environmental



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