Phase One of a Site Investigation

***Review checklist and comments***

**Site: ST MARTIN’S RESIDENTIAL HOUSE, QUEEN STREET, GILLINGHAM SP8 4DZ**

**Date: 31/10/18**

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| ***Report I.D.*** |  | |
| Site name and postcode: | ST MARTIN’S RESIDENTIAL HOUSE, QUEEN STREET, GILLINGHAM SP8 4DZ | |
| Easting/Northing: |  | |
| Planning ref No.: | 2/2018/1437/FUL | |
| Report Title: | REPORT ON DESK STUDY AND GROUND INVESTIGATION | |
| Authors: | Ground and Water for Drew Smith | |
| Date of report: | 01/04/18 |  |
| ***Report content*** | ***√ or X*** | ***Comments*** |
| **Characterisation:** |  |  |
| Historic land uses, | ***X*** | No historic map or aerial photography assessment |
| Geology, | ***√*** |  |
| Hydrogeology, | ***√*** |  |
| Hydrology, | ***√*** |  |
| Environmental sensitivity, | ***X*** | Not fully assessed |
| Site walkover, | ***X*** | Not apparent |
| Topography, | ***√*** |  |
| Prior reports, |  |  |
| Environmental data search | ***X*** | Online data only supplied and assessed |
| **Preliminary risk assessment:**  preliminary site conceptual model with  C552 risk assessment matrix | ***√*** | Risk matrix **not** included (not absolutely essential but would enhance the reporting. |
| **Report conclusions and appropriateness:** | ***√*** | 12 exploratopry boreholes were created mainly for Geotechnical reasons, 4 soil samples from across the site and at depths from 0.2 to 0.5m bgl. were sent for contamination testing to a UKAS / Mcerts lab. 4 samples were subjected to an asbestos screen. A number of samples were WAC tested. |
| **Report recommendations and appropriateness:** | ***X*** | Discovery strategy to be in place during construction. See comments below re further information requirements |
| **Compliance with technical guidance (CLR11, BS10175):** | ***X*** | Not compliant |

**Further comments of review and advice:**

Ground and Water have completed a Phase 1 site investigation and a limited invasive soil sampling exercise. Other investigation was largely concerned with Geotechnical requirements not part of this review. The current report does not recommend a further Phase 2 invasive site investigation but this is not justified on the basis of content.

This report generally provides for the investigative requirements of contaminated land planning conditions. Some issues with the chosen suite of potential contaminants have been noted (potential PAH hotspot). The sampling strategy is adequate to assess soils to 0.5m across the site. No potential issues with ground gases or impact to controlled waters have been identified. A close out document verifying the instigation and results from a discovery strategy are anticipated that may include asbestos management if found necessary (this question arises because the asbestos screening was not comprehensive). Before agreeing that the investigations are in accordance with the conditioned requirements the consultant needs to further assess/discuss potential asbestos occurrence. They should also provide a more comprehensive environmental data pack and check that they have covered discussion of all information that is available for their review. A risk matrix alongside the site conceptual model would enhance the report. Further information will need to be reviewed. The identification of made ground and its classification for waste management appears appropriate in respect to informing soils management on site during construction.

Review undertaken by: Michael Way B.Tech(Hons)., G.Dip Bldg Surv., M.Env.Studies

Principal Consultant WPA Consultants Ltd 31/10/18

Reviewed by:

Date:

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