

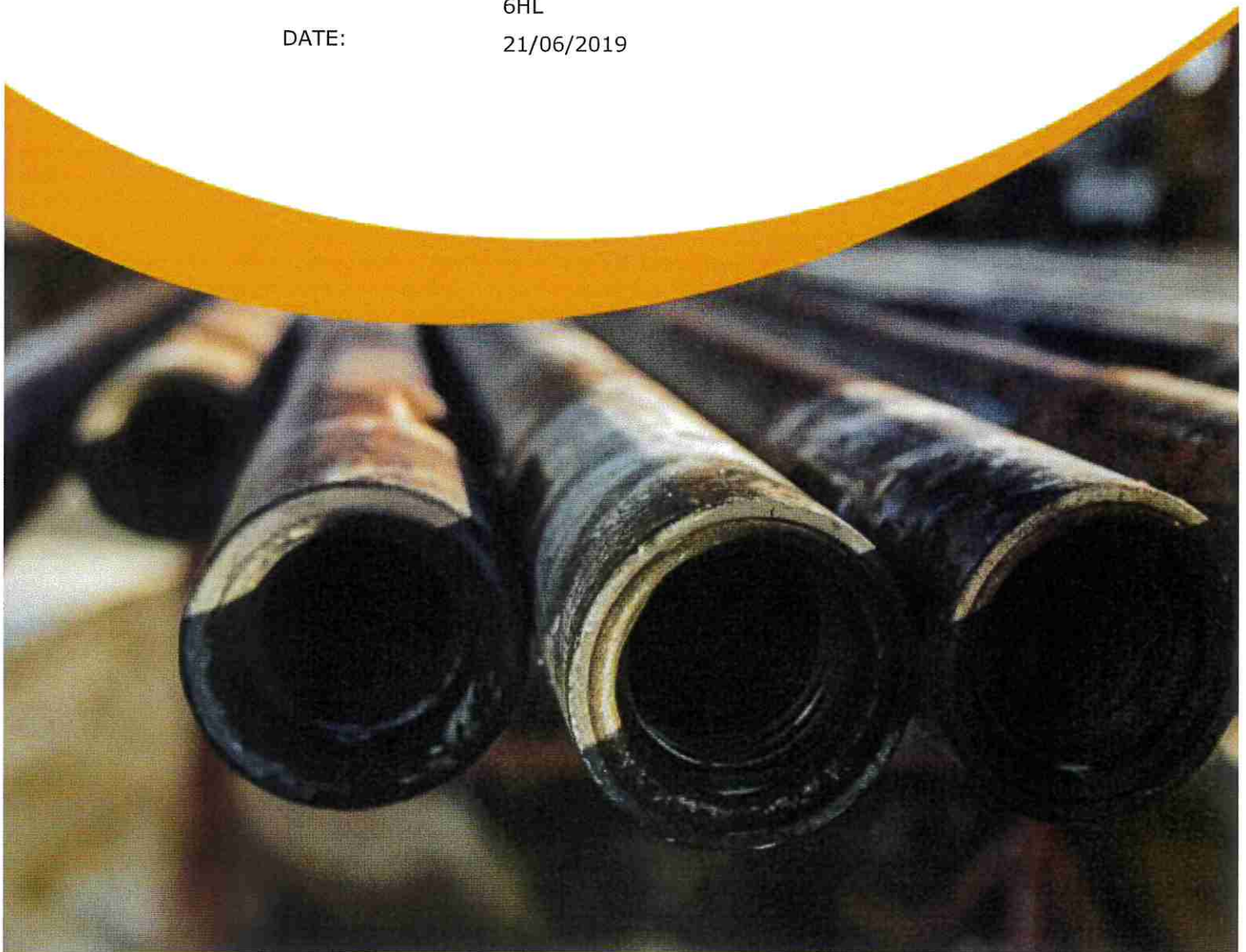


GEOSPHERE ENVIRONMENTAL

REPORT NUMBER: 3921,GI/GROUND/CS,SG,TP/21.06.19/V1

SITE: Land off Fir Covert Road, Taverham, Norfolk, NR8
6HL

DATE: 21/06/2019



DOCUMENT CONTROL SHEET

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Client: M Scott Properties Limited
Project Name: Land off Fir Covert Road, Taverham, Norfolk, NR8 6HL
Project Number: 3710,GI,SK
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Limit of Reliance:

This report is based on the site findings at the time of the associated walkover/site investigation works and information provided by the client at the time of writing. Should site conditions alter or development proposals alter, a reassessment of the enclosed findings should be undertaken. Refer to Appendix 1 for full details of report limitations.

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REVISION RECORD

Revision:	Date:	Revision Details:	Prepared By:	Admin:
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Executive Summary

Project Description	<p>Geosphere Environmental Ltd was commissioned by M Scott Properties Limited, to undertake a Phase 2 Site Investigation at Land off Fir Covert Road, Taverham, Norfolk, NR8 6HL.</p> <p>At the time this report was prepared, it was understood that the proposed development comprised of residential properties with associated soft landscaped areas including private gardens and car parking facilities.</p>
Site Location / Description	<p>The site was located at Land off Fir Covert Road, Taverham, Norfolk, NR8 6HL situated approximately 1.5km to the north of the town centre of Taverham and may be located by National Grid Reference (NGR) TG 16031 15569.</p>
Previous Investigation	<p>The site formed part of a Phase 1 Desk Study undertaken by Geosphere Environmental Ltd, reference 3551,EC,AR,DS/DESK/LT,GF/28-11-18/V1 dated 28 November 2018. The findings of the report indicated potential sources of contamination to include Made Ground associated with hardstanding tracks onsite; a strip of which exists in the north of the site, as well as the potential for Made Ground from offsite developments located beyond the eastern site boundary. Other sources have been discounted due to their relevance to the investigation site.</p>
Site Works	<p>Site works were carried out between 11 February 2019 and 22 May 2019 and comprised of the formation of twenty four windowless sampling boreholes, installation of seven 50mm ground gas monitoring wells, soil infiltration testing within seven machine excavated trial pits, four dynamic probe tests, single hand dug trial pit and associated soil logging, sampling and in situ strength testing.</p>
Ground Conditions	<p>The ground conditions were recorded to be consistent across the site, comprising of nominal amounts of Topsoil overlying superficial deposits of Sheringham Cliff Formation (Sand and Gravel). Groundwater level was encountered within WS203a and WS205a only during the intrusive works. The groundwater strikes were consistent with the thicknesses of clay and therefore the groundwater in these locations is considered to be perched.</p>
Gas Monitoring	<p>The results of the ground gas monitoring show no methane generation within soils, and limited generation of carbon dioxide. No significant gas flow was detected within the wells across the site. Based upon guidance given in CIRIA C665, the site is considered to fall within the NHBC green category for low-rise housing with underfloor voids, which requires no special protection measures.</p>
Laboratory Results	<p>Laboratory analysis identified no concentrations of contaminants which were above guidance threshold values for a residential development with plant uptake.</p>

Advanced Conceptual Model	Based upon the results of chemical analysis, a very low risk exists for the site and therefore the site may be developed without the need for remediation.
Geotechnical Considerations	<p>A minimum foundation depth of 0.75 is applicable within proven granular soils, however borehole location WS204a, encountered a significant thickness of cohesive soils at approximate formation depths and therefore a minimum foundation depth of 1.0mbgl is applicable. Foundations in this area should also be designed to the requirements of NHBC guidance, given the presence of trees.</p> <p>Recommendations for soil infiltration and roadway design are provided within the relevant sections as these vary across the testing locations.</p>
<p>This Executive Summary only provides a summary of the site data and its assessment. It does not provide a definitive engineering analysis and is for guidance only. It is recommended that the reader reviews the report in its entirety and any material referenced therein.</p>	