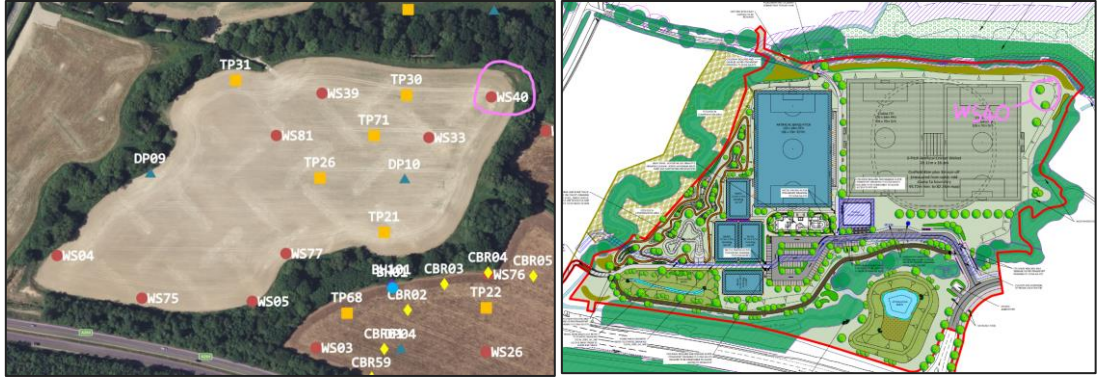


CONSULTEE	COMMENT	RESPONSE
HDC EHO 19/12/2023	Geo-Environmental Desk Study Report	
	1. We note that the following is stated in section 2.16 <i>The desk study identified two relatively small unspecified historical pits. The material subsequently used to infill the pits is unknown.</i> It is not clear however where these historic pits are located – we would be grateful if this can be clarified.	One pit was located within the north-western portion of the site (known as 'Bubb' land and in time will be near a future residential parcel), position WS82 was located adjacent / south to the pit (see extract below), which was heavily overgrown with trees and bushes. The second pit was the same pit as mentioned in the Groundsure report page 13, on-site unspecified pit dates 1874-1896. The reference to two pits was therefore a reporting error and can be corrected in an amendment to the Desk Study. Prior to a reserved matters application affecting the 'Bubb' land we will undertake additional testing on the other two sides in order to delineate the pit / confirm area outside is clean. Additional gas monitoring can also be undertaken if needed once the proximity of proposed housing is known. Given the close proximity of the pit to the site boundary and the trees / vegetation thereon that exist today, it is very unlikely development will encroach over the infilled pit itself – but once the layout for that area is known and in the event the trees are removed and we need to remove any infilled ground, then additional testing in the pit itself will be undertaken to classify the fill material in order to remove from site and / or provide a remediation strategy. 
	Geo-Environmental Ground Appraisal Report	
	1. From reviewing Figure 2 'Exploratory Hole Location Plan' some of the locations are illegible – we would therefore be grateful for a legible version of this plan.	Apologies, this is a resolution issue as a result of reducing the file size of the document. Attached to this email is a copy of just the plan itself at a higher resolution however some text is overwritten. Therefore, separate plans also provided that eliminates this. See: • Figure 2 Combined • Fig 2b DS Borehole Locations • Fig 2c CP Boreholes Locations • Fig 2d RC Borehole Locations • Fig 2e DP Locations • Fig 2f CBR Locations
	2. We may have further comments to make on this report once we have a legible version of the above-mentioned plan.	None required.
	Geo-Environmental Ground Investigation Report	
	1. From reviewing Appendix B 'Groundwater/Ground Gas Monitoring Assessment', in particular the results for location WS40, we note that during the monitoring on 16.06.22, 29.06.22 and 14.07.22 carbon dioxide levels were consistently above 5%v/v, the level above which consideration should be given to increasing to CS2. The carbon dioxide results then drop to 0.0-0.1%v/v during the monitoring on 27.07.22 before rising to a maximum of 4.6%v/v during the monitoring on 10.08.22. We also note however that the response zone for WS40 was in the natural ground and we are not aware of any sources of ground gas in close proximity to WS40.	No potential sources of ground gases were identified at the location of WS40, or within the surrounding area of the sports pitch's location. Although a maximum carbon dioxide reading of 5.7% with a maximum flow of 0.1% at Pit location WS40. The calculated hazardous gas flow for WS40 was 0.0057l/hr falling within CS/1. Regardless of this, no structures are planned within this area of the sports pitches. The initial elevated concentrations were likely caused by the rewetting of dry soils which is often accompanied by a pulse in carbon dioxide concentrations through microbial mineralisation.

CONSULTEE	COMMENT	RESPONSE
	2. Given the above we would be grateful for some comments on fluctuations of the carbon dioxide at this location and the likely source of the elevated carbon dioxide.	The two images below show the location of WS40 in the top right (NE) corner of the field and this is away from the developed part of the sports hub so no risk to end users. 
	3. From reviewing Figure 2 'Exploratory Hole Location Plan' we note that agricultural buildings are located in the eastern part of the site. Given their agricultural use, a land use that Environmental Health consider potentially contaminating, and the likely presence of made ground associated with development of this nature we consider this area of the site as potentially contaminated. We note that location TP37 was located in close proximity to this agricultural building which detected topsoil to 0.30m, given the likely presence of made ground in this part of the site, as detailed above, we are concerned however that this part of the site has not been subject to sufficient site investigation works.	The 'agricultural building' referred to below / circled in pink near TP37 was actually part of the grounds of the nearby residential house known as Bensons Cottages and was used by the owner to securely store cars used for motorsport – photo of shed below – and at the time of the soils investigation access was restricted as it was still in use. The shed is now in the control of L&G. It is accepted that vehicle storage could be a source of contamination and once the shed is dismantled additional testing in this area will be undertaken. It is also worth highlighting the existing residential area hatched green below was beyond the scope of the ground investigation due to access restrictions and again additional testing will occur in these areas at the appropriate time. FYI – this additional investigation / testing is likely to be in a couple of years' time but if we can do it earlier, we will. 
Geo-Environmental Ground Condition Assessment		
	1. This report details a remediation strategy and verification plan in relation to the proposed sports pitches.	None required.
	2. From undertaking a site visit in November 2023 and discussing this area with a representative from L&G we understand that site won material was imported onto this area of the site in August/September 2021. The risk that this imported material presents to future site users requires further assessment. Should this material contain a significant proportion of organic material then, given the presence of a pavilion in this area of the site, this assessment will need to include a ground gas risk assessment.	Clean site won material from the excavation of PAW2 / Southern Basin ponds was stockpiled on the sports pitches in order to form the level platform for the sports hub. Aerial photography was subsequently provided by L&G to the EHO showing the excavations from where the soil came from on Phase 1. Whilst it was clean at source in Phase 1, it is accepted additional testing of this material 'in-situ' in the sports hub field should be undertaken to supplement the data provided thus far; however this should be done once the stockpiles have been levelled to create the development platform. This levelling operation is due to take place this coming summer after which additional testing will be undertaken and the Sports Pitch Condition 18 Report can be updated. In a telephone conversation between the EHO and L&G last December (at the time of this consultation) it was discussed these comments were being made without in-depth knowledge of the sports pitch layout and the final design levels. The masterplan for the approved sports hub is enclosed as well as detailed design engineering cross sections and an Earthworks Specification for the placement / levelling of the fill material. It is worth noting that since the sports hub consent, the sports pavilion has also recently been approved and is now fixed in the central part of the site.

CONSULTEE	COMMENT	RESPONSE
		See: - Earthworks Specification – Sports Hub (January 2024) - Earthworks Plan (ref. MOWBRAY-GLA-SH-PH2-D-C-1170 Rev C1) - Earthworks Long Sections – Sheet 1 (ref. MOWBRAY-GLA-SH-PH2-D-C-1171 Rev C1) - Earthworks Long Sections – Sheet 2 (ref. MOWBRAY-GLA-SH-PH2-D-C-1172 Rev C1) - Sports Hub Landscape GA (ref. 2898-5-2-10-DR-2001-S4-P14)