RLRE
Consulting Engineers

16 Sep 2024

Clare Clarke,
Director Planning,
Pegasus Group,
4 The Courtyard,
Lockington
Derby DE74 2SL

Dear Clare

RE: Planning Application V/2022/0629:300 Dwellings at Newark Road, Sutton-in-Ashfield,

Further to recent correspondence, we write to provide confirmation that drainage proposals shall not pose an unacceptable risk from potential contamination.

A Masterplan layout for the site together with Drainage Strategy Proposals are provided on RL Drawing 16530-RLL-17-XX-DR-C-201 rev E dated 20th June 2022. This shows a series of proposed land parcels for residential development sub-divided by roads and landscaping, with several attenuation ponds situated adjacent to the western boundaries. The attenuation basins are designed for storage of surface water runoff before discharge to the public sewer at agreed discharge rates. No infiltration is proposed.

Rodgers Leask provided the following report in relation to the site:

- Phase 1 Geo-environmental Desk study, Low Moor Road, Sutton-in-Ashfield for Hallam Land management dated 8th February 2022.

The above report made reference to previous reports and investigations which included an earlier Phase 1 desk study which covered a wider larger area; an infiltration testing report and two phases of gas monitoring.

This note provides a commentary on the potential risk from contamination associated with the construction and use of the proposed attenuation ponds for surface water drainage.

Historically, the majority of the Site has mostly comprised greenfield land, with the exception of an area in the north of the site and a smaller area in the eastern corner. Earliest OS mapping shows sand pits in the north and easternmost corner of the site which

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gradually expanded in size in the early to mid 1900's, until it was shown as a playing field on mapping between 1959-1960. The smaller pit in the south-eastern portion of the site remained on mapping up until 1991 and may not have been infilled. Greenfield Farmhouse was present adjacent to the northern site boundary and smaller outbuildings in the north-eastern site corner, demolished between 1967 and 1974.

In relation to geological mapping, infilled ground is shown in the northern part of the site coinciding with the former sand pits. Two lobes of superficial strata are shown encroaching the south-eastern site boundary, comprising Glaciofluvial Deposits - Sand and Gravel, and Head deposits - Sand and Silt. The majority of the site is not shown to be underlain by superficial deposits. The bedrock geology is the Lenton Sandstone Formation, typified by red/brown with buff mottled fine to medium sandstone.

No surface water features are recorded on site. The River Maun is located 139m to the southwest of the site.

The infilled land adjacent to Newark Road in the north of the site is recorded as a Historic Landfill ref 4/80/100/55NW and was issued with a Waste License on 19th March 1980 to allow deposition of inert waste only. The last recorded deposition of waste was 28th November 1983 and the license was surrendered on 22nd October 1992.

The desk study report recognised that this landfill presents a low risk of contamination being present, with potential contaminants including heavy metals, sulphate, polyaromatic hydrocarbons, and asbestos. Inert waste should be non-reactive and typically comprises builders' materials and demolition materials and thus typically presents a low risk of contamination.

Ground conditions identified beneath the site based on the previous ground investigations comprised up to ~8.6m of made ground comprising a mixture of gravel, sand and clay, consistent with the inert nature of waste expected, overlying dense gravelly sand of the Lenton Sandston Formation within the northern area of the site coinciding within the historical landfill. No visual or olfactory evidence of contamination was encountered during the investigation works. Elsewhere, ground conditions comprised topsoil over weathered sandstone, which generally comprised silty gravelly sand or firm to stiff sandy clay. No groundwater was encountered during the previous investigation.

Although no contamination testing was undertaken as part of the previous investigations, the risk to controlled waters from the landfill materials was considered low to moderate based on the absence of visual and olfactory evidence of contamination.

The risk presented by the construction and use of the attenuation ponds is considered very low based on the following:

- The attenuation features shall be lined to prevent infiltration.
- The waste materials are recorded as inert and have been found to be consistent with this description with no visual or olfactory evidence of contamination in soils observed.
- No evidence of groundwater or leachate was encountered.

Further chemical testing will be required on the inert landfill materials, together with risk assessment and the formulation of a detailed Remediation Strategy to set out any mitigation measures required. This is typically controlled by the imposition of Planning Conditions. The circumstances here are relatively normal and the means of addressing any concerns about contamination of water from the site would comprise tried and tested methods.

Yours sincerely,

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