

NUTWELL SOUTH

OVERVIEW OF EXISTING GROUND INVESTIGATION REPORTS

Commission	<p>Robinson Geo Engineering (RGE) have been appointed to provide an Overview of Ground Conditions pertaining to the proposed development at Nutwell South (Westfield Farm), Armthorpe. The Overview has made reference to existing Site Investigation reports of existing information contained within various Ground Investigation Reports associated with the site.</p> <p>It should be noted that Robinson Design Limited do not maintain any liability pertaining to the accuracy of third-party data nor for any conclusions drawn by third parties.</p>														
Site Location & Description	<p>The site comprises existing farmland immediately surrounding Westfield Farm, Nutwell Lane, Armthorpe, situated approximately 5.5km east of Doncaster city centre.</p> <p>The site is bounded to the east by the M18 Motorway and towards the north by existing residential housing. The remaining boundaries are defined by field boundaries to the west, and a drainage ditch to the south. Nutwell Lane dissects the site into two parts.</p>														
Site History (OS Mapping)	<p>The site has remained largely undeveloped, agricultural land, though some localised development has occurred associated with Westmoor Farm complex.</p>														
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Ground Conditions	<p>The ground conditions encountered by Delta Simons (north-eastern corner of the site), are:</p> <ul style="list-style-type: none"> ▪ Topsoil (slightly sandy, gravelly clay) - 0.3m to 0.6m thick ▪ Sand to maximum excavated depth over ▪ highly weathered Sherwood sandstone (recovered as sand) ▪ Groundwater was not encountered within exploratory holes 														
RGE Comments	<p>Based on the information reviewed to date, and subject to the results of further investigation works as described below, it is considered there are no ground related issues that would render the site undevelopable. However, it is anticipated that the following works shall need to be completed to satisfy the requirements of Regulators:</p> <ul style="list-style-type: none"> ▪ Archaeological Report and Assessment ▪ Desk Study report pertaining to the site boundaries of the proposed development would likely be required for submission of Outline Planning Application ▪ Dominant environmental abnormal (in terms of residential development) likely to relate to potential ground gas from nearby landfill (ground gas monitoring programme anticipated) ▪ Dominant geotechnical abnormalities (in terms of residential development) likely to include: <ul style="list-style-type: none"> ○ the variation of shallow natural strata in terms of bearing capacity to support shallow foundations ○ the ability of shallow strata to accept water in terms of SUDS (SUDS may be possible subject to quantity of fine silt/clay particles within the matrix) ▪ Site Investigation likely to be required (in due course) to confirm: <ul style="list-style-type: none"> ○ Contamination risk assessment, in terms of risk to end-users and controlled waters (nearby surface water and Sherwood Sandstone Major Aquifer), though unlikely to be significant ○ Ground Gas Risk Assessment associated with potential risks from nearby landfill, though unlikely to be onerous ○ Geotechnical ground conditions in terms of the proposed development, to establish foundation design recommendations 														