

REPORT

Land Quality Desk Top Study and Preliminary Risk Assessment

Rickman's Green Village, Outline Planning Permission

Client: Artemis Land and Agriculture Ltd

Reference: PB9500-RHD-GE-XX-RP-Z-0006

Status: S2/P03

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7 Conclusions and Recommendations

7.1 Conclusions

The key objectives of the desk study and PRA were to provide information on the current condition of the site with respect to contamination, characterise the environmental setting and identify potential land quality risks and constraints associated with the proposed development.

7.1.1 Summary of Human Health Risk Assessment

Based on the findings of the PRA, the following conclusions can be made for human health:

- Onsite sources pose a:
 - moderate risk to future school users;
 - moderate to low risk to future residential end users, visitors and trespassers;
 - low risk to maintenance workers, construction workers and neighbouring site users during construction;
 - ground gas and radon pose moderate to low risk to future residential users and buildings; and
 - ground gas and radon pose a high risk to the future school development.
- Offsite ground gas sources pose a very low to moderate risk to future buildings, utilities and human health.

7.1.2 Summary of Controlled Waters Risk Assessment

Based on the findings of the PRA, the following conclusions can be made for controlled waters:

- The site poses a very low and low risk to controlled waters from potential on site contaminative sources; and
- Offsite sources pose a very low to low risk to controlled waters.

7.1.3 Other Identified Risks

Risks associated with the site relating to other items identified during this desk study include:

- Agricultural designations – permanent loss of potential Best and Most Versatile agricultural land;
- Countryside Stewardship Schemes – ecological and financial losses associated with the scheme; and
- Mineral Safeguarding Areas – permanent loss of mineral resources.

7.2 Recommendations and Next Steps

Based on the findings of the PRA, the following recommendations are made:

- A review of available information in relation to ‘Rainbow Field’ and the clean-up activities to assess potential risks associated with this part of the site should be undertaken. Should data not be available, a representative number of soil and soil leachate samples should be collected to validate the clean-up activities.
- A further desk based study to assess and refine the risks posed by radon to the proposed development. This would enable the determination of whether radon protection measures would be required in the areas highlighted as being within the 3 – 5 % Action Level bracket.

- A targeted intrusive investigation across the site and generic quantitative risk assessment (GQRA) to confirm site conditions and determine its suitability for a residential end use. The investigation would include the installation of ground gas and groundwater monitoring wells, as well as the sampling and laboratory testing of soil and surface water samples for a broad spectrum of potential contaminants. It is also considered likely that Chichester District Council will require some level of intrusive investigation to confirm soil and groundwater conditions within the planning boundary. It would be considered prudent to carry out an intrusive investigation prior to construction, as failure to do so could result in delays and increased costs should contamination be encountered during construction works.
- Commissioning of an Agricultural Land Classification assessment to determine the quality and quantity of agricultural land located within the site boundary.