GROUND ENGINEERING LIMITED

Newark Road Peterborough PE1 5UA
t: 01733 566566
e: admin@groundengineering.co.uk
Company Registration Number 6929574

Oxford University Development Ltd.
c/o ldriver@burofour.com

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For the attention of Lucy Driver

Summary of Contamination Assessments and Recommendations for Begbroke Science Park, Begbroke Hill, Kidlington

Oxford University Development Ltd., the client, intends to extend their existing facilities at the above site. According to Condition 4 of the related planning permission 22/02071/NMA: '*If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out in that area of the site until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details*'.

Ground Engineering Ltd. was instructed by the client to undertake phase 1 and phase 2 contamination assessments as part of ground investigations across Plots A to E of the site, including boreholes and trial pits, with chemical testing on recovered soils and groundwater. One sample, out of a total of 90, contained a single fragment of cement-bound chrysotile. This was located within localised rubbly made ground at 0.20m to 0.40m depth in the north-west corner of Plot C (TP5, NGR 447757 213545). No other contaminants were detected in concentrations to be of concern, during development, in relation to the proposed commercial end use, or to the local environment.

During construction of the development, standard precautions would be required by workers who may come into contact with the soil during groundworks, which should include the procedures given by the Health and Safety Executive industry guidance and CL:AIRE, 2016, Control of Asbestos Regulations - Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials. If asbestos is encountered during construction works, precautions should be taken to prevent inhalation of asbestos fibres such as appropriate PPE (dust masks and disposable suits) and dust suppression or 'damping down'. The single sample of asbestos detected should otherwise not impact the construction activities. Indeed, this single occurrence in 90 samples across the site, indicates that asbestos containing material (ACM) is not widespread within the near surface soils.

In relation to the proposed commercial/science park end use, a remediation plan was produced to address the potential for exposure of end users to ACM. The presence of localised cement-bound chrysotile-type asbestos means that the rubbly made ground should not be retained or re-used at the surface within areas of new landscaping. The rubbly made ground in the western part of Plot C, will need to be either disposed of off-site, covered with an adequate capping layer, or placed beneath areas of permanent hardstanding, if geotechnically suitable. For areas of soft landscaping, tended by professional groundworkers, a 0.30m capping thickness of clean imported topsoil should be sufficient to prevent exposure to end users and to provide a suitable growing medium for the soft landscaping. This strategy must be agreed with the Local Planning Authority prior to implementation.

Yours faithfully

[redacted]

J. E. M. Davies
Associate