

H. Site walkover technical note

Project:	Oxford United Stadium		
Our reference:	100111993	Your reference:	-
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Approved by:	-	Checked by:	M Webb
Subject:	Site walkover key observations		

1 Introduction

A site walkover was undertaken by representatives of Mott MacDonald Limited on Wednesday 12th July. The weather was dry with occasional rain showers.

The walkover encompassed the area of the Willow tree farm and parts of Stratfield Brake, however access to some areas was limited due to ditches / fences, overgrowth of vegetation and potential hazards (see Section 2) therefore not all parts of the site were visited. Areas in the north of the site were also overgrown and were not able to be viewed in detail at the time of the walkover.

This short technical note summarises the key observations which were taken during the visit. It should be noted that other more general observations were made during the walkover but are not presented here. In addition, this does not preclude other new observations being recorded on subsequent visits to the site e.g., due to the time of year, and in areas which were not accessed.

2 Key site walkover observations

A summary of the key observations from the site walkover are presented below, with photographs included in Appendix A:

- Site access was from a gate off of Oxford Road (believed to be a 40mph speed limit).
- The site is heavily vegetated both around its perimeter, and within the site as its use as a willow tree farm. The height of willow was estimated to be up to c. 5m maximum.
- There is an access track around the perimeter of the farm and some 'through' access to parts of the internal area of the willow field. Evidence of rutting and potential desiccation of the soil was observed (correlating with the anticipated geology).
- There were signs of more recent works potentially related to the gas main along the eastern boundary of the site where disturbed ground was observed adjacent to Oxford Road (see Figure A.1).
- From discussion with the tenants on site, the following was suggested:
 - The site has been farmed for c. 18 years.
 - No irrigation or water is provided to the site.

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- The willow is coppiced to ground level every 3 – 4 years (on average), this appeared to be at c. 4- 5m height. (see Figures A.2 to A.4).
- On the day of the walkover the site was at its driest during the year.
- The site floods in winter and requires a tractor to access due to poor surface conditions. The water accumulates in low patches / depressions on the site and can sit several hundred millimetres above ground level.
- Confirmed that the western portion of the site was more susceptible to flooding, confirming background information that indicates a local depression in ground levels to the west of the site.
- It is unknown how deep the roots of the willow trees go and if this is influenced by regular coppicing every 3-4 years.
- The embankment along the east of the site was up to a maximum of c. 6 – 7m in height by estimation, with side slopes of approximately 1:2 gradient at its southern end.
- There was a general observation that the site appeared very biodiverse; sightings included fauna such as toads/frogs, butterflies, invertebrates etc. No animal burrows were observed on the day of the walkover; however, this does not preclude their presence.
- Ecological features were noted including an ultrasonic recording device (Figure A.5) which may potentially suggest recording of bat activity at Stratfield Brake.
- In the south-east area of Stratfield Brake potential signs of squatting were observed – there was an old, damaged tent, drinks cans/glass and one tent which was up and looked relatively unscathed (Figure A.6). The tenant's also suggested people were previously accessing the site through the gate. On the walkover after observing this we avoided this area to reduce the chance of any potential confrontation.
- There was evidence of construction / demolition rubble just inside the site gate (Figure A.7).
- Drainage/ditch observations made and recorded within Sketch 'OUFC-Site Walkover Supporting Sketch' and supporting Figures A.9 – A.15.
- Existing utility marker post located in the southeast corner that read 'ENERGIS CABLE 3m DEEP 96mm DUCT'. From review of the C2 results this appears to be the existing telecoms cable that runs south to north. See Figure A.16.

3 Next steps

Input is required from Ridge and Partners to confirm the following ahead of the ground investigation works:

- Confirmation of any existing ecological / environmental reports and/or surveys available for the site and associated ecological / environmental constraints.
- Confirmation of any existing archaeological reports and/or surveys available for the site and associated archaeological constraints.
- Discussion with the Arboriculturist to estimate root length given coppicing is undertaken every 3-4 years and the site has been used for willow tree farming for the past 18 years.

A number of items within Section 2 have potential impacts for the proposed GI, which will need to be captured in the GI documentation and be assessed prior to any ground investigation works:

- Traffic management – it is anticipated that some form of traffic management would be required to access the site, due to the narrow entrance from a 40mph road (Figure A.8)
- It is likely that vegetation clearance of various degrees would be required to access most of the locations (e.g., see Figure A.2). This is likely to require consultation with an appropriately qualified ecologist.
- As part of the GI tender, we would recommend that allowance is made for a site walkover with the successful GI Contractor. This would be to confirm access arrangements, exploratory hole locations and any ground preparation required due to the restrictions at the site

A. Selected site photographs

Figure A.1: Ground disturbance potentially associated with gas main, eastern site boundary



Figure A.2: Site condition in north-west area (facing south) – Willow farm



Figure A.3: Coppiced Willow at ground level



Figure A.4: Site condition in south-western corner (facing north). Access track overgrown



Figure A.5: Evidence of ecological monitoring (ultrasonic) at the edge of Stratfield Brake



Figure A.6: Evidence of squatting in Stratfield Brake (south-eastern corner of the site)



Figure A.7: Construction rubble north of gated entrance



Figure A.8: Site access from Oxford Road (facing north-east)



Figure A.9: Existing silted culvert



Figure A.10: Outlet within wall adjacent culvert



Figure A.11: Head of existing ditch south of proposed OUFC site



Figure A.12: Existing ditch east of southern site



Figure A.13: Existing ditch east of proposed OUFC site



Figure A.14: Convergence of east ditch within proposed OUFC site and east ditch within southern site

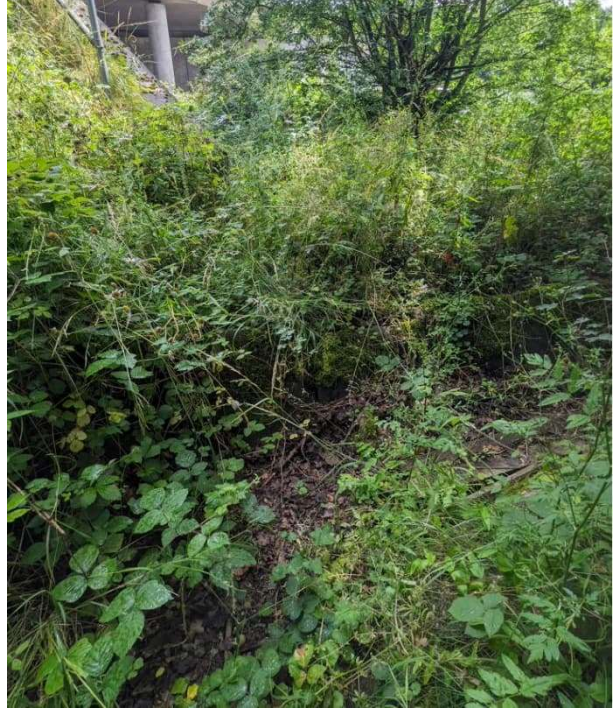


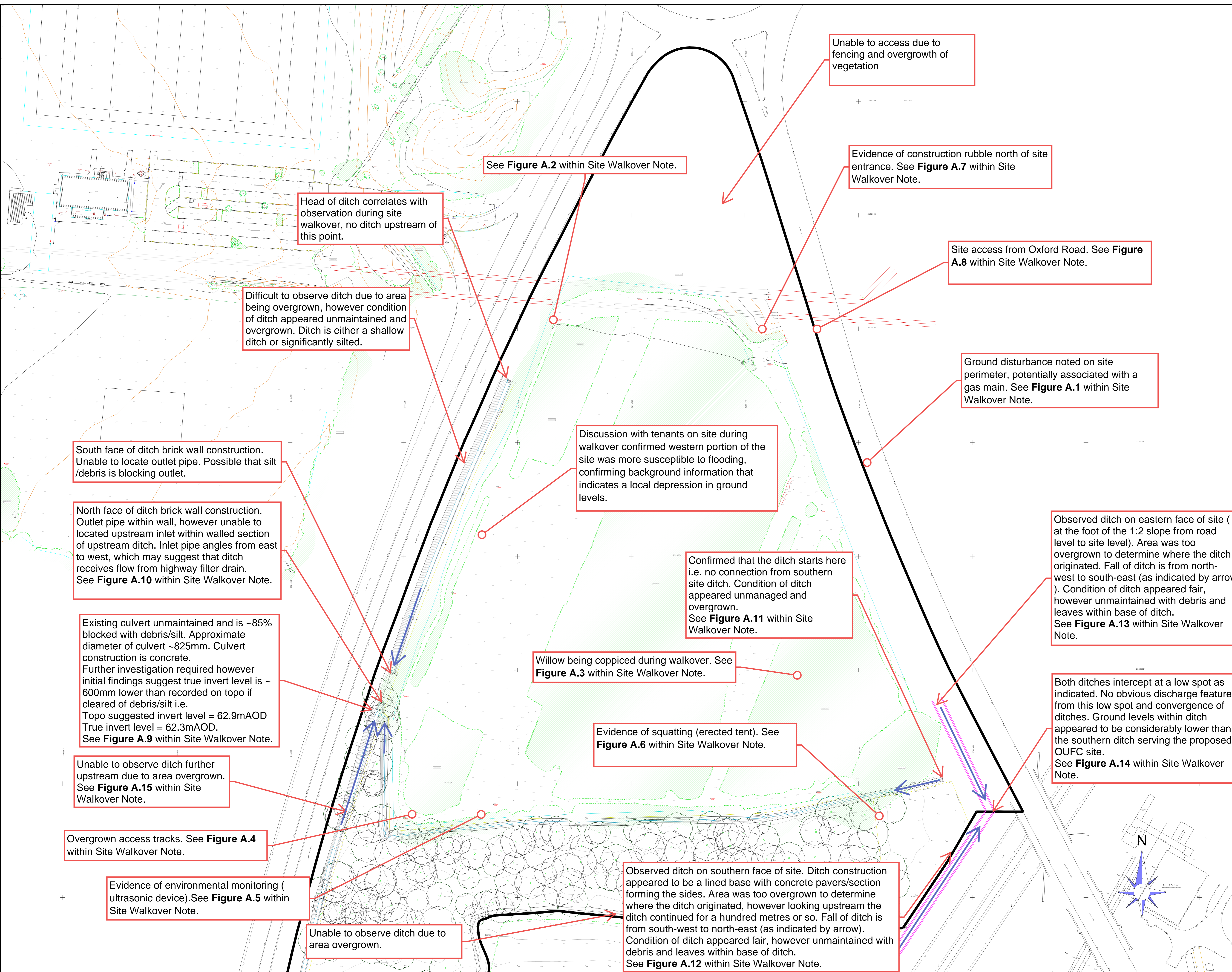
Figure A.15: Existing ditch west of proposed OUFC site (ditch adjacent Frieze Way carriageway)



Figure A.16: Existing utility marker post located in southeast corner of site



B. Supporting sketch



Unable to access due to fencing and overgrowth of vegetation

Evidence of construction rubble north of site entrance. See **Figure A.7** within Site Walkover Note.

See **Figure A.2** within Site Walkover Note.

Head of ditch correlates with observation during site walkover, no ditch upstream of this point.

Site access from Oxford Road. See **Figure A.8** within Site Walkover Note.

Difficult to observe ditch due to area being overgrown, however condition of ditch appeared unmaintained and overgrown. Ditch is either a shallow ditch or significantly silted.

Ground disturbance noted on site perimeter, potentially associated with a gas main. See **Figure A.1** within Site Walkover Note.

Discussion with tenants on site during walkover confirmed western portion of the site was more susceptible to flooding, confirming background information that indicates a local depression in ground levels.

South face of ditch brick wall construction. Unable to locate outlet pipe. Possible that silt/debris is blocking outlet.

Observed ditch on eastern face of site (at the foot of the 1:2 slope from road level to site level). Area was too overgrown to determine where the ditch originated. Fall of ditch is from north-west to south-east (as indicated by arrow). Condition of ditch appeared fair, however unmaintained with debris and leaves within base of ditch. See **Figure A.13** within Site Walkover Note.

North face of ditch brick wall construction. Outlet pipe within wall, however unable to located upstream inlet within walled section of upstream ditch. Inlet pipe angles from east to west, which may suggest that ditch receives flow from highway filter drain. See **Figure A.10** within Site Walkover Note.

Confirmed that the ditch starts here i.e. no connection from southern site ditch. Condition of ditch appeared unmaintained and overgrown. See **Figure A.11** within Site Walkover Note.

Existing culvert unmaintained and is ~85% blocked with debris/silt. Approximate diameter of culvert ~825mm. Culvert construction is concrete. Further investigation required however initial findings suggest true invert level is ~600mm lower than recorded on topo if cleared of debris/silt i.e. Topo suggested invert level = 62.9mAOD True invert level = 62.3mAOD. See **Figure A.9** within Site Walkover Note.

Willow being coppiced during walkover. See **Figure A.3** within Site Walkover Note.

Both ditches intercept at a low spot as indicated. No obvious discharge feature from this low spot and convergence of ditches. Ground levels within ditch appeared to be considerably lower than the southern ditch serving the proposed OUFC site. See **Figure A.14** within Site Walkover Note.

Evidence of squatting (erected tent). See **Figure A.6** within Site Walkover Note.

Unable to observe ditch further upstream due to area overgrown. See **Figure A.15** within Site Walkover Note.

Overgrown access tracks. See **Figure A.4** within Site Walkover Note.

Evidence of environmental monitoring (ultrasonic device). See **Figure A.5** within Site Walkover Note.

Observed ditch on southern face of site. Ditch construction appeared to be a lined base with concrete pavers/section forming the sides. Area was too overgrown to determine where the ditch originated, however looking upstream the ditch continued for a hundred metres or so. Fall of ditch is from south-west to north-east (as indicated by arrow). Condition of ditch appeared fair, however unmaintained with debris and leaves within base of ditch. See **Figure A.12** within Site Walkover Note.

Unable to observe ditch due to area overgrown.

