**Project Title: Englemere Housing Development**

A housing association is proposing to develop the site shown on the site plan with housing for rent some will require disabled access[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The land was a former maintenance depot and garage for a bus company[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The land was purchased by a government funded Regional Development Agency who was tasked to make the land suitable for redevelopment[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) An 'enabling' contract was designed to make the site more attractive to developers[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The existing garage building was demolished and the foundations were removed and crushed to form hardcore fill[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The existing contaminated top soil was also removed[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The existing garage inspection pits could not be removed and were infilled with consolidated stable hardcore fill[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The site was covered with fresh topsoil[.](https://moodle.ciob.org/mod/resource/view.php?id=7511)

Mains services, including surface water drains and sewers, are installed under Englemere Drive, which is a main thoroughfare[.](https://moodle.ciob.org/mod/resource/view.php?id=7511)

The site boundary to the north has a 900mm high steel post and wire fence[.](https://moodle.ciob.org/mod/resource/view.php?id=7511)

Planning Permission for the development has been granted (subject to conditions)

**Engineers Report**

This report has been commissioned by the Regional Development Agency to establish the condition of the site following the demolition of the former bus garage[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) This report has been limited to one bore hole split (split spoon disturbed sample and rotary core drilled sample) and a desk study[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) Soil samples were obtained and sent for chemical analysis to determine the extent of possible residual contamination[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) No laboratory tests were carried out to determine the load bearing characteristics of the soils[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The site investigation was carried out in June 2005[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) During the site investigation the water table was recorded a 1[.](https://moodle.ciob.org/mod/resource/view.php?id=7511)0m below the surface of the soil[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The site has a history of coal mining activity, which was recorded during the 19th century[.](https://moodle.ciob.org/mod/resource/view.php?id=7511) The workings are recorded a 'pillar and stall' but no accurate records of the actual workings exist.

**ENGINEERS REPORT** (extract)

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| --- | --- | --- | --- |
| 1.0m | Water Table  0.5m |  | Sandy loam topsoil  Sandy gravel  Sandstone  Coal measures  Sandstone and shale bedrock |
| 3.5m  9.5m  11.5m  15.5m |  |
|  |
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