

26 July 2024

Our ref: J202017/c08/db

Aaron Reagan
Crest Nicholson Chiltern
Building 2
Abbey View
St. Albans
Hertfordshire
AL1 2QU

Dear Mr Reagan,

**RE: ARBORFIELD GARRISON DEVELOPMENT – PARCEL V2N
CONTAMINATED LAND WATCHING BRIEF – CLOSURE REPORT**

Further to your instruction and following on from the recommendations contained within our ground investigation report Ref J2210 dated November 2022, in conjunction with the groundworker (Buxted Construction Limited) we have maintained a watching brief for ground contamination as part of the residential redevelopment of this parcel of the former Arborfield Garrison.

This development parcel was formerly part of the educational area of the site with the former uses including office and classroom accommodation. This parcel is remote from the more potentially contaminative workshops and fuel storage parts of the site, although the brownfield nature of the site introduces a risk that contaminated soils could potentially be present at this site.

We confirm that the ground worker was made aware of the site history and albeit limited potential for ground contamination and that through regular site visits and attendances we have maintained a contaminated land watching brief during the ground works phase of the redevelopment of this land parcel.

We confirm that Buxted Construction Limited have not identified or reported to us any potentially contaminated or suspicious soils such that we have not been requested to attend site to specifically deal with or investigate and assess any soils of concern. Buxted Construction Limited have separately confirmed that they have not identified any contaminated or suspicious soils as part of their works that are now completed.

On this basis it is considered that the contaminated land watching brief may now be considered completed and that no actions have been required to ensure that the site is rendered suitable for the proposed residential end use.

This letter, together with the letter provided by Buxted Construction Limited should be provided to the Local Authority as necessary for their consideration with respect to the closure of the contaminated land watching brief compliance planning condition associated with the planning permission for the redevelopment of this site.

We trust that this letter provides sufficient information for your needs at present, although please do not hesitate to contact me should you have any queries or questions or wish to discuss any of the issues raised.

Yours sincerely
Wilson Bailey Partnership

Dominic Brightman
BSc MSc DIC FGS CGeol ARSM