

**PHASE 1 – DESK STUDY AND PRELIMINARY RISK ASSESSMENT  
FOR A PROPOSED RESIDENTIAL DEVELOPMENT  
AT  
LYTTON WAY, STEVENAGE, HERTFORDSHIRE, SG1 1AG**

Prepared For

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## DOCUMENT ISSUED RECORD

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## REVISION RECORD

Revision	Date	Document	Prepared By:	Admin
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## AMENDMENT RECORD

Revision	Date	Amendments
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## EXECUTIVE SUMMARY

Project Details	<p>Geosphere Environmental Ltd was commissioned by Hill Residential Ltd, to undertake a Phase 1 Desk Study and Preliminary Risk Assessment, for a proposed residential development at Lytton Way, Stevenage, Hertfordshire, SG1 1AG.</p> <p>It was understood that the site is to be developed into a number of multi-storey residential properties with associated access roads, parking and storage areas.</p>
Site Location / Description	<p>The subject site was situated in Stevenage approximately 350m to the north of the Stevenage Train Station, and may be located by National Grid Reference, (NGR), TL 23349 24527.</p> <p>The site was roughly rectangular and comprised of a large multi-storey office/commercial structure and its associated parking and landscaping.</p>
Geology	<p>The geological map indicated the site to be underlain by superficial deposits of Glaciofluvial Deposits - Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions.</p> <p>The superficial deposits were underlain by bedrock deposits of the White Chalk Subgroup - Chalk. Sedimentary Bedrock formed approximately 89 to 100 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas.</p> <p>The site was within an urban area and, although not indicated as present upon the site, the possibility that Made Ground is present, cannot be discounted.</p>
Hydrogeology	<p>The hydrogeological data provided within the Envirocheck Report indicate Secondary Aquifer type A overlying a bedrock Principal Aquifer.</p> <p>The groundwater vulnerability map, indicates the soil to be of high leaching potential.</p> <p>The site was located within a 'Zone I' (Inner Zone) groundwater source protection zone, i.e. it was within the 50-day travel time of groundwater reaching the point of abstraction.</p>
Hydrology	<p>The nearest surface watercourse was located approximately 79m to the south of the site. The site was not located within a river or tidal flood area and was not likely to be subject to flood warnings.</p> <p>There were no surface water abstractions located within 500m of the site.</p>
History	<p>The review of historical maps provided information about changes to the site and its surroundings between 1881 and 2016. In 1881 the majority of the site was shown as open land, with areas of trees and small unidentified buildings. A slaughter house is shown in the north of the site on the 1965 to 1974 map. From 1982 until the present day the Icon office complex is present on site.</p>
Conceptual Model	<p>Based upon the findings of the preliminary risk assessment and site walkover, a number of potential contaminant sources and pathways to potential receptors have been identified.</p>



Recommendations	<p>It would be a likely requirement of any planning conditions for the site to undertake a preliminary intrusive ground investigation, to determine the presence or extent of any potential contamination within the groundwater and soil strata.</p> <p>Should redevelopment of the site take place it would be prudent to undertake a geotechnical investigation of the site, to enable a suitable foundation solution to be designed. It would be prudent, where possible, to undertake this at the same time as the environmental investigations to minimise mobilisation and supervisory costs.</p>
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**This Executive Summary only provides a summary of the site data and its assessment. It does not provide a definitive engineering analysis and is for guidance only. It is recommended that the reader reviews the reporting its entirety and any material referenced therein.**

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## 1. INTRODUCTION

Geosphere Environmental Ltd was commissioned by Hill Residential Ltd, to undertake a Phase 1 Desk Study and Preliminary Risk Assessment, for a proposed residential development at Lytton Way, Stevenage, Hertfordshire, SG1 1AG.

It was understood that the site is to be developed into a number of multi-storey residential properties with associated access roads, parking and storage areas.

The primary objectives of the preliminary risk assessment are to:

- Provide an assessment of environmental sensitivity at the site and the surrounding area in relation to any suspected or known contamination which may significantly affect the site and the proposed development;
- Indicate whether further works are required, and the nature of the works, to enable a more complete assessment of the site.

These are to be achieved by:

- Undertaking a walkover of the site;
- Researching and assessing the available information regarding the current site status, recorded geology, hydrogeology and hydrology of the site and surrounding area, and details of the history of the site.

A proposed development plan is provided to the rear of this report, within Appendix 7.

It is noted that this report represents an update from a previous Desk Study Report, commissioned by Hill Residential and undertaken by Geosphere Environmental Ltd, reference number 1748,DS-DESK,PC,PD,13-05-16,V2, dated May 2016. The relevant updates were included subsequent to a recent site walk over, the purpose of which was to identify any changes to the site since the initial report was submitted so that these may be assessed. The findings are detailed within the relevant sections, below.