



INFORMATION FOR HOUSING DEVELOPERS

Geotechnical Engineering Limited (GEL) recognises that getting the right information about the ground, on time, is vitally important for the successful outcome of any construction project or land transaction. There are significant risks inherent in this process. With this in mind our Clients trust that by working in partnership with GEL, our experience, diversity and diligence will enable us to deliver an exceptional service, at great value, in order to allow the planning process to progress smoothly. The quality of our work is assured by our in-house Specialist in Land Condition (SiLC).

This brief guide provides an insight into the established procedure required by the regulatory authorities. A brief description of each stage is given with respect to the ground issues.



Phase 1 – Desk Study

- A desk study is a review of a site and its surroundings. It determines past and current usage and assesses the potential impact on the proposed residential development
- Includes a 'site walkover survey', geoenvironmental geological and mining assessments
- Determines the initial risk to developer as well as end user risks
- Includes the development of a Conceptual Model and a Qualitative Risk Assessment in accordance with Local Authority recognised best practice



Phase 2 – Intrusive Investigation

- Designed based on the information obtained from the Phase 1 Desk Study and implemented following approval by the regulatory authority
- Targets any current or former features of importance
- Incorporates various investigative methods, e.g. boreholes, trial pits, soakaways
- Laboratory testing is used to categorise the ground conditions
- An Interpretative Report is produced, making geotechnical and geo-environmental recommendations



Phase 3a – Remediation Strategy

- The Remediation Strategy is based on the findings and recommendations presented in Phases 1 and 2 above
- This document states the actions required to render a site fit for the proposed residential end use
- The Remediation Strategy may incorporate items such as the design of cover layers in gardens, the removal of old tanks and ground gas protection measures



Phase 3b – Remediation Verification Report (RVR)

- GEL performs the roll of independent specialist, presenting the RVR to the regulatory authority
- The RVR documents all the works undertaken during the site preparation process and provides confirmation that the agreed actions presented in Phase 3a have been undertaken
- Once the RVR has been accepted by the relevant authorities the approval process is complete, allowing the developer to sell the new dwellings with the relevant industry insurances and planning conditions granted

For further details please contact us on geotech@geoeng.co.uk or visit our website www.geoeng.co.uk