

SWSH Statement of Common Ground – Contaminated Land and Hydrogeology

Date: 4 May 2023
Applicant: Jersey Development Company Ltd
Planning Application: PP/2021/1969
Document Reference: WIE17128-122-R-7-1-1-SOCGCLH

1. Introduction

- 1.1. This document is a Statement of Common Ground covering Contaminated Land and Hydrogeology issues between the Applicant (Jersey Development Company Ltd) and Simon Ruddlesden on behalf of the Government of Jersey for the Planning Application in relation to the development proposals for the South West St. Helier Visioning Framework.
- 1.2. The Jersey Development Company Ltd (the 'Applicant') is seeking outline planning consent from the Government of Jersey (GoJ) for the redevelopment of an area of land off the Esplanade and A1 La Route de la Libération, St. Helier (hereafter referred to as the 'Site'). The planning application reference is PP/2021/1969.
- 1.3. The Site is in the south-west of St. Helier (west of the historic centre) on the southern coast of Jersey. It covers an area of about 11.8 hectares (ha), split by La Route de la Libération from south-east to north-west and bordered to the north-east by the Esplanade. The Site comprises reclaimed and infilled land and is currently occupied by a mixture of uses including car parks (surface and basement), a leisure complex, the Waterfront Promenade, the seaside park of Les Jardins de la Mer as well as several cafes and a ferry kiosk.
- 1.4. The masterplan proposals, known as the 'South West St. Helier: Visioning Framework', comprise the construction of up to 984 new residential units, together with retail, commercial, leisure, arts and cultural facilities, doctors, dentists, a children's nursery, parking and servicing, private amenity space, public open space and landscaping. In addition, a new stretch of sea wall within the north-western part of the Site would be constructed to a higher level in front of the existing sea wall to allow for future sea level rise associated with climate change, and the area behind would be infilled and used for a promenade and park. The height of the remaining sea wall to the east would be raised on its existing alignment. The 'South West St. Helier: Visioning Framework' is hereafter referred to as 'the Development'.
- 1.5. The main contributors to this document have been Carl Slater (Waterman Infrastructure & Environment Ltd on behalf of the Jersey Development Company Ltd) and Simon Ruddlesden (on behalf of the Government of Jersey).

2. Areas of Agreement

2.1. Agreement has been reached between the Applicant and Simon Ruddlesden on behalf of the Government of Jersey in relation to the following contaminated land and hydrogeology waste matters:

- Contaminated Land Risk Assessment
- Further detailed ground investigation (geotechnical and environmental) and development of remediation strategies
- Reserved Matters Applications against contaminated land planning conditions on a phase-by-phase basis
- Anticipated Volume and Classification of Excavation Waste
- Assessment of asbestos containing materials
- Ground gas risk assessment and protection measures
- Ground water level monitoring
- Dewatering measures

2.2. The agreed position on these matters is summarised below.

Contaminated Land Risk Assessment

- 2.3. The Preliminary Geo-Environmental Risk Assessment has been undertaken in accordance with current best practice, is thorough and provides a solid basis on which to form contamination and hydrogeological risk assessments. This report clearly and satisfactorily sets out the conceptual site model (CSM), which underpins all contamination risk assessments.
- 2.4. Fundamental to contamination risk assessment is the source-pathway-receptor principle. If one of the linkages is absent, there can be no risk of harm. The Development proposals, including a basement car park, will remove many of the potential migration sources and/or pathways.
- 2.5. The reports have demonstrated that, if the recommended further work is carried out, and the suggested mitigation measures are implemented, the Site is unlikely to be classified as contaminated land in accordance with Part 2A of the Environmental Protection Act on completion of development.

Further Detailed Ground Investigation and Development of Remediation Strategies

- 2.6. Further development specific ground investigation should be undertaken to provide detailed design information for both geotechnical and environmental purposes and to develop remediation strategies. These development specific ground investigations should include asbestos testing and waste classification testing. Foundation Works Risk Assessments should also be undertaken to assess the potential impacts of deep foundations on groundwater and the neighbouring St Aubin's Bay and to set out mitigation measures to prevent creation of pollutant pathways.

Reserved Matters Applications

- 2.7. Contaminated land conditions should be included in the Decision Notice. Reserved matters applications to secure detailed ground investigation (geotechnical and environmental), remediation strategies, and Foundation Works Risk Assessments, should be on a phase-by-phase basis.

Anticipated Volume and Classification of Excavation Waste

- 2.8. The anticipated volumes (m³) and waste classification of materials are summarised in Table 1 below:

Table 1 Summary of Excavation Waste and Materials Reuse (m³)

Type/Use	Oversize - Hard	Soils*	Total**
Total	72,000	168,000	240,000
Land Reclamation (onsite)	55,000	0	55,000
Land Raising (onsite)	0	25,000	25,000
Pile Mats (onsite)	0	30,000	30,000
Re-use in Jersey	17,000	0	17,000
Disposal	0	113,000	113,000

- 2.9. *Soils could be inert or contaminated. The waste classification needs to be assessed as part of the detailed phase specific ground investigations. Although unlikely, provision should be made for all soils being classified as contaminated.
- 2.10. **Volumes may be 5% to 10% greater due to state of compaction, type of material, weather conditions, rate of deposition at receiving facility.

Assessment of Asbestos Containing Materials

- 2.11. The asbestos risk should be reassessed following the completion of the development specific ground investigations and remediation strategies. The ground investigations should include asbestos identification and quantification testing. An Asbestos Management should be developed covering management of potential asbestos risks to construction workers and the public, including mitigation measures such as damping down and reassurance air monitoring.

Ground Gas Risk Assessment and Protection Measures

- 2.12. Ground gas risk and the scope of ground gas protection measures should be reassessed following the completion of the development specific ground investigations, remediation strategies, and detailed design of the buildings.

Groundwater Level Monitoring

- 2.13. The detailed design of de-watering measures should consider water levels representative of the anticipated period of excavation/construction, and pre-commencement monitoring over a period of at least 12 months should be undertaken (which includes monitoring already undertaken).

Dewatering Measures

- 2.14. Most of the proposed basement space is above the encountered groundwater table, even when considering the impact of tidal changes. Whilst dewatering is not expected to be required in these areas and full arrays will not be provided, a provision for local pumping to remove perched groundwater in cohesive Made Ground/Fill deposits should be included as part of the works. The provision should be accompanied by a groundwater watching brief.
- 2.15. Dewatering effluent from excavations should only be discharged to surface or foul water drains with consent from the Government of Jersey. Dewatering effluent should be tested and if necessary, treated prior to discharge from the Site.

3. Signatures

Carl Slater on behalf of the Applicant

Signature

Print Name: Carl Slater

Date: 4/05/2023

Simon Ruddlesden on behalf of the Government of Jersey

Signature

Print Name: Simon Ruddlesden Date: 4/05/2023