

WALKOVER PROFORMA

Project: Proposed New Community at Chapelton, Aberdeenshire Phase 1A Summary		
Engineer: CM	Date: 27/04/2011	Site Reference: 72054
Weather: Sunny/Warm		Planning Reference: N/A
Site Contact: Mr David Finlay Number: - N/A		
Reasoning for Walkover Survey: Geo-environmental Desk Study Report		
Photographs taken? Yes		Plan attached? Yes

Observations	Constructive comments must be made against each prompt	Action required Y/N
1. SITE DETAILS		
Access	e.g. Roads/paths/Restricted access for plant?/unauthorised The site is accessed from the A90 (east of the site) at the Newtonhill slip road (Station Road/Middleton Road then Cookney Road). Vehicular access was achieved throughout the site (B-class road network).	
Boundaries and adjacent land uses	e.g. Fences/hedges/walls? Residential/industrial/undeveloped? The development area is within a predominately rural setting. It is principally associated with fields and outlying farms/steading and converted dwellings. The A90 is located to the east of the site.	
Surface condition and safe walking	e.g. Tarmac/concrete/grass etc; broken/smooth? The surface was predominantly good for walking throughout the site. There were numerous access tracks to farms/steadings which were covered with hardcore.	
Current Land use	The site is a combination of farming and residential.	

2. TOPOGRAPHY		
Surface topography	e.g. Elevation/slopes/mounds on site & adjacent? A topographical survey has been undertaken which covers the development site. The site is very undulating throughout.	
Surface slopes and steep faces, details of land reshaping	e.g. Man-made/natural/height/angle? A topographical survey has been undertaken of the development site. The site has many surface slopes noted within the fields and surrounding land which appear to have been incorporated into the current industry rather than being reshaped.	
Evidence of subsidence	e.g. damage to buildings/surface depressions No obvious signs were identified during the walkover.	
Evidence of landslip, slides or failures	e.g. Abrupt changes in slope profile/tilting trees, posts or walls No obvious signs were identified during the walkover.	
Evidence of cuttings or toe slope excavations	e.g. Locations/gradient No obvious signs were identified during the walkover.	

Evidence of imported soil, tipped material or rubbish (offsite)	e.g. Does it have an odour?/is it hot? There were several areas associated with tipped materials/rubbish and imported soil: <ul style="list-style-type: none"> Newtonhill slip road: There was an area of fly-tipped material comprising stone, sub-soil, wood and office equipment (i.e. chairs) and bin bags of unknown contents. 	Yes
Retaining walls	e.g. Height/construction/condition? No evidence was identified during the walkover.	
3. GEOLOGY		
Surface Soils	e.g. Compressible ground/made ground/desiccated clays/pits Surface soils were predominately Topsoil in the fields.	
Rock Outcrops	e.g. Stream beds/service excavations/cuttings/surface exposures/cliff or slope faces/quarries/pits None were noted during the walkover.	
4. SURFACE WATER		
Surface Water Features present	e.g. Culverts/streams/ponds/springs/issues (direction of flow/distance/odours/discolouration) The Pheppie Burn is present in the southern section of the site (flowing easterly).	Yes
Water logged ground	e.g. Extent/reason for water logging No obvious signs were identified during the walkover.	
Signs of flooding	e.g. River gauges/flood debris/flood protection? No obvious signs were identified during the walkover.	
Are there any water loving plants?	e.g. Reeds/marsh grasses No obvious signs were identified during the walkover.	
Signs of contamination	e.g. discoloration of water No obvious signs were identified during the walkover.	Yes
5. GROUNDWATER		
Groundwater conditions	e.g. Any springs/sinks/issues The historic mapping identified springs, issues, wells and drains throughout the development.	
Evidence of shallow water table	e.g. Marshy/boggy ground No obvious signs were identified during the walkover.	
6. VEGETATION		
Areas and type of vegetation	 The site was heavily vegetated in certain areas (woodland). The majority of the site was however associated with fields (planted/grassed during the walkover).	
Evidence of distress	e.g. bare patches/chlorosis of leaves/dieback None were noted during the walkover.	
Tree / Hedgerow species and height	 Various tree types of trees, including beech/ash/sycamore and hedges (beech)	

Evidence of former trees	None were noted during the walkover although are expected to be present in areas of woodland	
Invasive Species	e.g. types (Japanese Knotweed/Giant Hogweed), location/height It is recommended that a Botanical Survey of the site should be considered to confirm absence of Invasive Species.	Yes
7. HISTORIC & CURRENT DEVELOPMENT		
Known history of site	e.g. from historic plans/desk study information/anecdotal evidence? The site is predominantly agricultural in nature with farms/steadings noted within the historic mapping.	
Previous structures	e.g. Size/construction/brick/timber/asbestos/use? None were noted during the walkover.	

Existing buildings/ Structures including location	e.g. Size/construction/brick/timber/asbestos/use?	
	Existing buildings/Structures	Nature
	Upper Cairnhill/The Steading	Residential
Old foundations	e.g. Size/construction?	
	No obvious signs were identified during the walkover.	



Building dilapidation and distress	e.g. General condition/cracking?			
	<table><tr><th>Existing buildings/Structures</th><th>Condition</th></tr><tr><td>Upper Cairnhill/The Steading</td><td>Good condition. Outbuilding of the Steading had broken suspected asbestos cement bound roofing tile on the ground.</td></tr></table>	Existing buildings/Structures	Condition	Upper Cairnhill/The Steading
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Neighbouring structures under distress	e.g. General condition/cracking? N/A	
Underground services, manholes, drains, tanks or pits	e.g. Type/size/depth? Underground Services: There are six registered Discharge Consents noted within the Phase 1A Development Boundary. There were manholes associated with the majority of properties visited during the walkover (assumed most related to septic tanks or mains water/waste water feeds) Due to the nature of the site, it is assumed that all farms and buildings are present on the site are assumed to have tanks associated with them. Utilities White Young Green (WYG) has produced several briefing papers relating to utilities and energy strategies for the Development.	

	<p>Overhead cables are noted in Phase 1A (electricity and telephone). Utility plans were not available to consult at the time of writing. Various inspection covers, manholes and drains were noted at the site therefore it is anticipated that there are public and private utilities present.</p> <p>Up to date plans should be consulted prior to any ground works to assess if utilities may cause a constraint to the proposed development.</p> <table border="1"> <thead> <tr> <th>Existing buildings/Structures</th><th>Tanks Identified</th></tr> </thead> <tbody> <tr> <td>Upper Cairnhill/The Steading</td><td>Heating Oil Tank (self-bunded)</td></tr> </tbody> </table>	Existing buildings/Structures	Tanks Identified	Upper Cairnhill/The Steading	Heating Oil Tank (self-bunded)
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Upper Cairnhill/The Steading	Heating Oil Tank (self-bunded)				

8. ADDITIONAL INFORMATION		
Visible surface Contamination (onsite and offsite)	<p>e.g. Fly tipping/oil etc</p> <ul style="list-style-type: none"> Newtonhill slip road: There was an area of fly-tipped material comprising stone, sub-soil, wood and office equipment (i.e. chairs) and bin bags of unknown contents. The electricity sub station (390190, 793662) had surface staining on the slabs/hardcore surrounding the transformers. Suspected asbestos containing materials (cement bound roofing tile) was noted in the derelict outbuildings of The Steading. Numerous tanks were noted throughout the walkover at the farms/steadings/premises. The majority were self-bunded heating oil tanks. 	Yes
Unusual odours, fumes or dust	<p>e.g. Type/source?</p> <p>No obvious signs were identified during the walkover.</p>	
Spillages/Accidents	<p>e.g. Type/source?</p> <p>No obvious signs were identified during the walkover.</p>	Yes
Waste Products	<p>e.g. Type/processes?</p> <p>No obvious signs were identified during the walkover.</p>	
Delivery and Storage Areas	<p>e.g. Materials/uses/storage?</p> <p>No obvious signs were identified during the walkover.</p>	
Materials and processes currently carried out on site	<p>e.g. Raw materials/products?</p> <p>No obvious signs were identified during the walkover.</p>	
Plant or Machinery on site	<p>e.g. Type/size/use?</p> <p>Predominantly associated with farming where farms/steadings were present.</p>	
Water Supply	<p>e.g. Location?</p> <p>Predominately mains supply. The Contaminated Land Officer confirmed that there is one known private water supply located approximately 140m north of the Phase 1A Boundary (Residential Property: The Chimneys, Cairnhill) held on Aberdeenshire Councils database.</p>	Yes (SEPA Request)
Confined Space or restricted working	<p>e.g. Height/width of entrances?</p>	

area	No obvious signs were identified during the walkover.						
Overhead Cables	<p>e.g. Telephone/electricity-33KV/275KV/height?</p> <p>There were electricity and telephone cables noted adjacent to the roads that cross the site/access track and fields. Caution should be undertaken during intrusive works.</p>	Yes					
Sensitive Ecological Receptors (<250m)	<p>i.e. SSSI/SAC/RAMSAR</p> <p>SiteLink was accessed on the 12th April 2011 and confirmed that the site is not within a designated area which encompasses Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas, RAMSAR or National Scenic Areas of National Nature Reserves. A copy of the SiteLink database search for the site is presented in Appendix 5. Areas at the western section of the site are associated with Adopted Green Belt and the entire site is noted to be within a Nitrate Vulnerable Area.</p>						
Evidence of Additional GI works	<p>e.g. Boreholes/Trial Pits</p> <p>There was no evidence of previous ground investigation were noted during the walkover.</p>						
Abstraction Wells	<p>e.g. NG Co-ordinates</p> <p>The Contaminated Land Officer confirmed that there is one known private water supply located approximately 140m north of the Phase 1A Boundary (Residential Property: The Chimneys, Cairnhill) held on Aberdeenshire Councils database.</p> <table><tr><th>Name</th><th>Approximate NGR</th></tr><tr><td>Residential Property: The Chimneys, Cairnhill</td><td>NO 8998 9365</td></tr></table>		Name	Approximate NGR	Residential Property: The Chimneys, Cairnhill	NO 8998 9365	Yes (SEPA Request)
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9. ANECDOTAL INFORMATION							
Local Knowledge	<p>e.g. mining/landfilling/street & place names</p> <p>N/A</p>						
Interviews with residents/staff	No obvious signs were identified during the walkover.						
Further observations	No obvious signs were identified during the walkover.						

ISSUE 1	Name	Signature	Date
Prepared by	Catherine Millar		April 2011
Approved by	Mark Wills		April 2011