

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	No	Qualifications of the authors do not comply with the requirements of CPG Basements. Updated and please refer to page 2 of B.I.A
Is data required by Cl.233 of the GSD presented?	No	Outline structural calculations are requested. Provided. Appendix-N Structural Calculations.
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	No	Basement depth not given and construction sequence should be presented consistently. Updated and provided in revised SK-105 of Appendix A.
Are suitable plan/maps included?	Yes	BIA Section 2.7 and Appendix D.
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	No	BIA Section 3.2 – to be updated to reflect current CPG Basements 2021. Updated , please refer to Revised Section 3 of BIA.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	No	BIA Section 3.1 – to be updated to reflect current CPG Basements 2021. Updated , please refer to Revised Section 3 of BIA.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	No	BIA Section 3.3 – to be updated to reflect current CPG Basements 2021. Updated , please refer to Revised Section 3 of BIA.
Is a conceptual model presented?	Yes	BIA Site investigation section.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	BIA Section 4.2 - Requires revision. Updated , please refer to Revised Section 4 of BIA.

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Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	BIA Section 4.1 - Requires revision. Updated , please refer to Revised Section 4 of BIA.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	BIA Section 4.3 - Requires revision. Updated , please refer to Revised Section 4 of BIA.
Is factual ground investigation data provided?	Yes	BIA Appendix C.
Is monitoring data presented?	No	Yes, Please refer to Appendix G.
Is the ground investigation informed by a desk study?	Yes	BIA Appendix B.
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	No	Updated, please refer to Revised BIA, section 1.1.
Is a geotechnical interpretation presented?	No	Please refer to MRH 231779 Abbot's Place Geotechnical Summary_24.04.2024.
Does the geotechnical interpretation include information on retaining wall design?	No	Please refer to the Structural calculations showing the retaining wall and basement slab design based on geotechnical parameters.
Are reports on other investigations required by screening and scoping presented?	No	For more details, please refer to Flood Risk Assessment & Drainage Strategy, 1197-C-RP-0001. Dated 25/07/2024.
Are the baseline conditions described, based on the GSD?	No	Updated, please refer to Revised BIA.
Do the baseline conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	
Are estimates of ground movement and structural impact presented?	Yes	However further supporting information is requested. Please refer to Appendix-J Building Damage Assessment Report , which is carried out by Earthwork Geotechnical.

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Is the Impact Assessment appropriate to the matters identified by screening and scoping?	No	BIA section 6.3 - Additional information is required. Updated , please refer to Revised BIA and section 7.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	However, further consideration is required once the screening and scoping assessments have been updated. Updated , please refer to Revised BIA and section 7.
Has the need for monitoring during construction been considered?	Yes	
Have the residual (after mitigation) impacts been clearly identified?	No	Further consideration should be given to the impacts and mitigation required. Updated , please refer to Revised BIA and section 7.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	No	No justification provided to support the 'negligible damage' conclusion. Please refer to Appendix-J Building Damage Assessment Report , which is carried out by Earthwork Geotechnical.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Unknown	Further consideration should be given to the groundwater regime and SuDS measures to be used. For more details <ul style="list-style-type: none"> Please refer to Appendix-K Flood Risk Assessment & Drainage Strategy, 1197-C-RP-0001. Dated 25/07/2024. Please refer to MRH 231779 Groundwater Report_July.2024
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	No	Updated; please refer to Revised BIA.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	No	Please refer to Appendix-J Building Damage Assessment Report , which is carried out by Earthwork Geotechnical.
Are non-technical summaries provided?	No	Updated; please refer to Revised BIA.

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	Author credentials	The BIA authors should hold appropriate qualifications in accordance with CPG Basements.	Open – See 4.1	
2	Screening	Screening should be updated to the most recent questions, as presented in CPG Basements 2021, and given further consideration as discussed in Section 4 of this audit.	Open – See 4.5, 4.7, 4.10, 4.11	
3	Hydrogeology	Confirmation of the groundwater regime is required.	Open – See 4.8	
4	Hydrology	Details of the proposed SuDS is requested.	Open – See 4.9	
5	Land stability	Geotechnical interpretation and soil parameters for should be provided.	Open – See 4.15	
6	Land stability	Outline structural calculations are requested and the construction methodology should be presented consistently.	Open – See 4.16	
7	Impact assessment	Further information should be provided to support the conclusions relating to ground movement impacts.	Open – See 4.19	
8	BIA	Non-technical summaries should be provided.	Open – See 4.21	