The Beach Hotel
123 Marine Parade
Worthing

CONTAMINATION RISKS

Application No. WB/10/0281/FULL

Condition 26

Reports:	Ashdown Site Investigation Ltd	LW22133/map	May 2011
		LW22133/ds	June 2011
		LW22133	July 2011

The proposals for the site are for a seven storey block of apartments/hotel on top of basement underground car parking. The basement area, covering the whole site, will be formed from reinforced waterproof concrete that will not let water in and also not let water out.

The construction sequence will comprise of a contiguous or secant piled wall to the full site boundary to retain the highway after which the site will be excavated to approximately 3.3m below ground level to piling mat level. This is deeper than the hotels existing partial basement and will mean that the existing made-ground below the site will be removed. Obviously during these works, any visual contamination found will be dealt with appropriately and disposed of keeping the Local Authority informed at all times.

There is a possibility of an historic underground fuel storage tank on the site, although it is believed that this has been removed some time ago. If such a tank is found, it will be removed in a controlled manner under supervision of an appropriately qualified person. Any potential hydrocarbon associated fumes that may migrate from outside the site will not be of significant risk, because the basement will be well ventilated as it is used as a car park.

With regard to ground water, the site is situated upon Brickearth overlying the White Chalk Subgroup. Whilst these geological units are classed as minor and major aquifers of low and high vulnerability to pollutants respectively, it is noted that given the site's proximity to the English Channel to the south, future groundwater abstraction for potable water supply in the area of the site is unlikely.

There will be no areas of soft landscaping within this project, and all finishes at both ground and basement level will be either concrete, paved or tarmac. Therefore, there will be no possible contact with any made ground and future site occupants. There will be low level planters at ground floor level within the communal area. These, however, will be concrete lined and filled with clean imported soil, therefore with no possible risk to contamination of the ground water.

If any further contamination is found during the construction phase, this will be investigated and the Local Authority informed, although based on all the information collated to date, we do not envisage any further contamination being found.



ANDREW J ROBERTS
Director
22 May 2012