constructiveevaluation
Building & Material Test Consultants

# Interim Validation Report

at

# 136 Upper Shoreham Road, Shoreham-by-Sea West Sussex, BN43 6TD

for

Peter Woods

Job No.13.7721
October 2013

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|---|---|---|
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| ***Report Checked by*** | | |
|---|---|---|
| Alan Taylor MSc BSc FGS<br>**(Environmental Scientist)** | Signature: | Date 29/10/13 |
| Graham Carter BSc FGS<br>**(Engineering Geologist)** | Signature: | Date 29/10/13 |

| ***Report Approved*** | | |
|---|---|---|
| Paul Moore<br>**(Director)** | Signature: | Date 29/10/13 |

**REPORT REVISED** (response to significant changes in client requirements, methods of work etc).

| Name: | Signature: | Date: | Nature of revision: |
|---|---|---|---|
| Name: | Signature: | Date: | Nature of revision: |
| Name: | Signature: | Date: | Nature of revision: |

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# 1.0 INTRODUCTION

Constructive Evaluation Limited (CE) was instructed by Peter Woods 'the client' (ref: EQ8851, dated 26th July 2013) to complete a Validation Report for works completed so far at a site known as 136 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD.

We understand that the current proposal for redevelopment of the site is to include the erection of sixteen residential dwellings with associated car parking and access.

The site is situated to the northeast of Shoreham-by-Sea, West Sussex, on a National Grid Reference of 523140, 106140. The study site covers an area of approximately 2843m$^2$.

The site has been subject to three previous investigations, the first in May 1996 was an Environmental Assessment by Geraghty & Miller International Inc (Report Ref: 90371, Dated May 1996) and a Site Investigation (SI) by URS Corporation Ltd in 2006 (Report Ref: 6228R, Dated March 8th 2006). These reports should be read in conjunction with this report and it is noted that information contained within the URS Report has been used where relevant within this report.

In addition CE undertook a SI in October 2012 (Ref. 12.7185). Three cable percussion boreholes were completed to a depth of 20.00m below ground level (bgl) and installed with 50mm plain and slotted pipe to allow for gas and groundwater monitoring. All the soil and groundwater results were found to be below the relevant SGVs/LQM guideline values and DWS respectively, for residential end use. A very low risk was assessed from the gas screening value of Characteristic Situation 1.

This Interim Validation Report serves to confirm that the recommendations by CE have now been completed to the required standard of Adur District Council and the Environment Agency, and provides the relevant certified documentation to enable the discharge of the relevant planning conditions. As the works have not been completed at the time of writing, a final validation report will be issued once the development is finished.

# 2.0 BACKGROUND INFORMATION

## *2.1 Proposed Development*

We understand that the current proposal for redevelopment of the site is to include the erection of sixteen residential dwellings with associated car parking and access.

Proposed site plans are available for review within Appendix A.

## *2.2 Stakeholders*

Listed below are the relevant parties who were involved in the redevelopment of this site.

- Crowther Overton Hart – The Developer
- Constructive Evaluation Limited (CE) – Environmental Consultants
- Worthing District Council (WDC) – Statutory Authority (Environmental Health

issues)

- Environment Agency (EA) – Statutory Authority (Groundwater issues)
- NHBC – Statutory Authority
- Best Demolition Limited – The Demolition Contractor
- Deallow Limited – The Tank Removal Contractor

### *2.3 Available Reports*

A number of reports relating to the site have been prepared, these documents are listed below in order of issue date and should be read in conjunction with this report.

| *No:* | *Title* | *Report Ref:* | *Issuer* | *Date* |
|---|---|---|---|---|
| *1* | Environmental Assessment | *90371* | Geraghty & Miller International Inc | *May 1996* |
| *2* | *Stage 2: Site Investigation* | *6228R* | *URS Corperation Ltd* | *March 2006* |
| *3* | *Stage 2: Site Investigation* | *12.7185* | *CE* | *October 2012* |

It is recommended that these previous reports are consulted in conjunction with this document for completeness.

The reports completed by others have been read in good faith, however CE are not liable for the findings of these works.

A site plan which shows the location of SI positions is shown in Appendix B.

### *2.4 Regulatory Correspondence*

A method statement for the tank removal was submitted to the Environment Agency (EA) and the Environmental Health Officer (EHO) at Adur and Worthing Councils. The method statement was approved by both the EHO by email and by letter from the EA on 23rd September 2013.

The EA were also informed that the boreholes would not be available for further monitoring as two had been destroyed by the tank removal works and the third would need to be decommissioned during the groundworks phase, this was acknowledged on 30th September 2013.

The NHBC were contacted on 14th October 2013, we are still awaiting their comment.

A validation report has been requested by the EHO once the works have been completed.

Copies of the above correspondence can be reviewed in Appendix C.

## 3.0 OUTLINE OF WORKS

### *3.1 Tank Removal*

It was recommended by CE in the Stage 2 report that the tanks identified on site should be decommissioned prior to development on site.

The following information regarding the fuel storage tanks and interceptor was recorded by URS within their report as having been collated by from the G&M report.

| Tank Number | Contents | Volume |
|---|---|---|
| 1 | Ultimate Unleaded Petrol | 17,000 litres |
| 2 | Unleaded Petrol | 43,200 litres |
| 3 | Diesel | 43,200 litres |
| 4 | Ultimate Diesel | 25,800 litres |
| 5 | Diesel | 25,800 litres |

However during the demolition works a total of twenty tanks were uncovered across the site. A plan of the location of the tanks has been included in Appendix D. The first five tanks to be removed were the ones shown in the table above. Based on the fact that multiple tanks were present at each location and not all were removed at the same time, samples have been labelled with suffixes in order to keep track of where they were taken from.

| Location on Plan | Number of Tanks Found | Excavation Date |
|---|---|---|
| H1 | 5 | 2nd and 6th September 2013 |
| H2 | 2 | 12th September 2013 |
| H4 | 5 | 26th September 2013 |
| H5 | 5 | 1st October 2013 |
| H6 | 3 | 7th October 2013 |

Samples of the underlying soils from soils beneath the tanks were analysed by Messrs QTS Environmental in their UKAS and *M*CERTS accredited laboratory in accordance with current laboratory protocol. The testing completed on soil samples comprised of a suite of heavy metals, speciated Total Petroleum Hydrocarbons (TPH CWG aliphatic/aromatic split) and speciated Polycyclic Aromatic Hydrocarbons (PAH – including the more carcinogenic forms naphthalene and benzo(a)pyrene), water soluble sulphates and pH.

The samples were subsequently compared to the respective SGVs and LQM guidance values for each constituent in respect of the site's proposed end use as being 'residential'.

The first tank from H1 was decommissioned and removed on 2nd September 2013 with an Environmental Scientist present to sample the excavation once the tank had been removed. Four soil samples were recovered from base of the excavation and all the returned concentrations were found to be below the respective guidance values.

The next four tanks from H1 were decommissioned and removed on 6th September 2013 with an Environmental Scientist present. Six soil samples were recovered from the sides and base of the excavation and with the exception of asbestos fibres, benzo(a)pyrene, benzo(b)fluoranthene, and benzo(a)anthracene all the returned concentrations were found to be below the respective guidance values for each constituent.

Asbestos fibres were detected in one sample from 2.5mbgl (sample Tank4.h 2.5m), identified as chrysotile. Elevated benzo(a)pyrene was found in three samples (Tank4.g 3.5m,

Tank4.h 2.5m and Tank4.i 2.0m), in addition elevated benzo(b)fluoranthene and benzo(a)anthracene were recorded in one sample (Tank4.g). H1 was immediately backfilled with crushed concrete as it was considered unsafe by the structural engineer to be left open for any amount of time. Based on this, the depth to the locations (a minimum of 2.0mbgl), and the fact that they are located under a proposed road in the final layout plan means that the pollutant linkages no longer exist.

Two tanks were decommissioned and removed from H2 on 12th September 2013, this excavation was immediately backfilled due to the close proximity with the surrounding off site residential dwellings. Two samples were recovered from the sides of the excavation on 16th September at around 0.5mbgl, both returned concentrations below the respective guideline values.

Five tanks were decommissioned and removed from H4 on 26th September 2013. One sample was recovered from the stockpile of material removed from the area surrounding the tanks. All concentrations were found to be below the respective SGVs and LQM guidance values.

Five tanks were decommissioned and removed from H5 on 1st October 2013. One sample was recovered from the stockpile of excavated material, all concentrations were found to be below the respective guidance values for each constituent.

Three tanks were excavated from H6 on 7th October 2013. Four samples were taken from the corners of the excavation. All concentrations were found to be below the respective SGVs and LQM guidance values for each constituent in respect of the site's proposed end use as 'residential'.

Within Appendix E certificates of the gas testing and disposal of the tanks can be reviewed along with a hazardous waste consignment note.

### *3.2 Unforeseen Contamination*

Within plot 12 an area of unexpected contamination comprising oil filters and waste materials was uncovered during the demolition works. The soils were excavated on 23rd and 24th September until they appeared visually clean and the excavated material was stored on two stockpiles on and covered by tarpaulin sheeting.

One sample was recovered from each stockpile and sent to Messrs QTS Environmental. Concentrations in both samples were found to be below the respective SGVs and LQM guidance values for each constituent in respect of the site's proposed end use as being 'residential'.

Within Appendix E a hazardous waste consignment note for the soils can be reviewed.

### *3.3 Decommissioning of Boreholes*

During the removal of the tanks in the vicinity of H5, within Plots 2 to 4, BH1 and BH2 were destroyed.

BH3 will be decommissioned in due course in line with EA guidance as detailed in the CE's recommendations in the Stage 2 report.

### *3.3 Waste Disposal*

The client supplied CE with certificates for removal of the waste and the approximate calculated volumes are shown in the table below:

| Muck Away Carrier | EU Waste Code | Material Description | Location Delivered To | Approximate Quantity |
|---|---|---|---|---|
| Penfold Verrall | 17 05 03 | Hazardous soil waste | Biffa Redhill Landfill Site | 22.6 tonnes |
| Penfold Verrall | 17 09 04 | Inert soil/stone | Small Dole/ Golding Barn | 520 tonnes (26 loads) |
| Best Demolition | 17 01 01 | Concrete | Robbing, Pycombe and PJ Skips | 18 loads |
| Penfold Verrell | 17 05 04 | Subsoil, concrete and brick | New Monks Farm, Lancing | 24 loads |
| Best Demolition | 17 04 07 | Mixed metal | EMR Metal, Shoreham/ Southwick | 41.3 tonnes |
| Best Demolition | 17 09 04 | Mixed waste | MJ Lights, Lewes/ Skip It, Shoreham/Brighton | 13.16 tonnes |
| Best Demolition | 17 04 05 | Metal | EMR Metals, Southwick | 4.12 tonnes |
| Best Demolition | 17 02 01 | Wood | PJ Skips | 7.78 tonnes |
| Best Demolition | 17 01 04 | Hardcore | Robins, Pyecombe | 1 load |
| Deallow | 17 07 02 | Hazardous waste | Oil Tank Supplies, Springhill | 0.023 tonnes |
| Countyclean Environmental | 13 05 08 | Petrol residue and water | | 1000 gallons |

### *3.4 Importation of Material*

No material has been imported at the time of writing this report.

### *3.5 Services*

No services have been installed at the time of writing this report.

### *3.6 Watching Brief*

It is understood from the client that during works no other evidence of contamination was encountered.

## 4.0 INTERIM CONCEPTUAL SITE MODEL AND RISK ASSESSMENT

The Conceptual Site Model has been re-formulated in accordance with BS10175:2011 to provide information regarding the possible sources of the contamination on site, the pathways by which the contamination can migrate and vulnerable receptors to the contamination. This has been re-formulated following the completion of the remediation works completed on site to date.

| *Source* | *Pathway* | *Receptor* | *Stage 2 Risk* | *Risk Following Remediation* |
|---|---|---|---|---|
| Hydrocarbons (PAH, TPH, MTBE and BTEX) from on site current/historic potential sources of contamination such as USTs and petrol interceptor. | Inhalation, ingestion and dermal contact from exposure to contaminated soils. | End users. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any hydrocarbons based on the test results. Limited elevations were recorded, however no pathway is considered to exist between the source and receptor. |
| | | Site workers. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any hydrocarbons based on the test results. The use of appropriate PPE would further reduce the risk. |
| | Impacted Soils. | Services. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any hydrocarbons based on the test results. Limited elevations were recorded, however no pathway is considered to exist between the source and receptor. |
| | Volatilisation of hydrocarbons from the underlying soils and groundwater to indoor and/or outdoor air. | End user and buildings. | Low | **Negligible** risk as the tanks have been removed and the surrounding soils were not impacted with any hydrocarbons based on the test results. |
| | | Site workers. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any hydrocarbons based on the test results. The use of appropriate PPE would further reduce the risk. |

| | | | | |
|---|---|---|---|---|
| Heavy metals from on site current/historic potential sources of contamination such as USTs and petrol interceptor. | Inhalation, ingestion and dermal contact from exposure to contaminated soils. | End users. | Low | **Negligible** risk as the tanks have been removed and the surrounding soils were not impacted with any heavy metals based on the test results. Limited elevations were recorded, however no pathway is considered to exist between the source and receptor. |
| | | Site workers. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any heavy metals based on the test results. The use of appropriate PPE would further reduce the risk. |
| | Impacted soils. | Services. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any heavy metals based on the test results. Limited elevations were recorded, however no pathway is considered to exist between the source and receptor. |
| | | Plant Uptake. | Moderate | **Low** risk as the tanks have been removed and the surrounding soils were not impacted with any heavy metals based on the test results. Limited elevations were recorded, however no pathway is considered to exist between the source and receptor. |
| Asbestos fibres detected in H1. | Inhalation, ingestion and dermal contact from exposure to contaminated soils. | End users. | - | **Negligible** risk as the location of the fibres is located 2.5mbgl and under a road in the proposed scheme. |
| | | Site workers. | - | **Low** risk as. risk as the location of the fibres is located 2.5mbgl and under a road in the proposed scheme. The use of appropriate PPE would further reduce the risk. |

| | |
|---|---|
| **Negligible Risk** | Defined as the site should be considered suitable for the present or future use and environmental setting. Contaminants unlikely to be present, which might have unacceptable impact on key targets. |
| **Low Risk** | Defined as the site should be considered suitable for the present or future use and environmental setting. Contaminants may be present but unlikely to have unacceptable impact on key targets. |
| **Moderate Risk** | Defined as the site may not be suitable for the present or future use and environmental setting. Contaminants are probably present and might have unacceptable impact on key targets. |
| **High Risk** | Defined as the site is probably or certainly not suitable for the present or future use and environmental setting. Contaminants are probably or certainly present and likely to have unacceptable impact on key targets. |

### *4.1 Risk Assessment*

Based on the remediation works to date, including the removal of the twenty underground storage tanks, all risks to the previously identified receptors have been assessed as negligible to low. This assessment reflects the absence of heavy metals and hydrocarbons present within the soils surrounding the tanks following chemical analysis.

## 5.0 RECOMMENDATIONS

As this is an interim validation report we would recommend that the watching brief is continued during the subsequent groundworks an appraisal of the soils should be made by the on-site manager. If any material is noted to show visual and/or olfactory sign of contamination this material should be stockpiled separately and tested prior to its appropriate removal off site or re-use where necessary. A suitably qualified environmental specialist should be contacted to advise what further work is required.

In addition the following recommendations from the Stage 2 report should be followed:

- Specifications for topsoil requirements are outlined within BS3882:2007 '*Specification for Topsoil and Requirements for Use*', which should be used as guidance for the composition and chemical analysis required for the imported material. All certification of the removal, importation and re-use of any materials will have to be kept. It is prudent to contact the Local Authority to determine their specification for imported topsoil analysis.

- Should any further material be removed from the site for waste disposal all certification and consignment notes should be kept to be reviewed and included in the final validation report.

- We would recommend as a precautionary measure that all site workers employ the use of Personal Protective Equipment (PPE) and good working practice during the construction phase of this development, particularly where direct contact with soils may occur.

- The remaining boreholes on site (including those completed by URS) will require eventual decommissioning which will need to be completed in accordance with the EA's guidance document *'Decommissioning Redundant Boreholes and Wells'*.

- We would recommend that new services in particular potable water supply pipes should be made out of suitable materials given the presence of elevated contamination and variable Made Ground encountered on site. Certain inorganic and organic contaminants have been known to degrade polymeric materials such as plastics and rubber.

We would recommend that this interim report be forwarded to the Adur and Worthing Council, the NHBC and the EA to seek their comments and subsequent approval for discharge of the relevant planning conditions.

## APPENDICES

Their contents are listed below:

Appendix A – Proposed Plans

Appendix B – Previous Site Investigation Plans

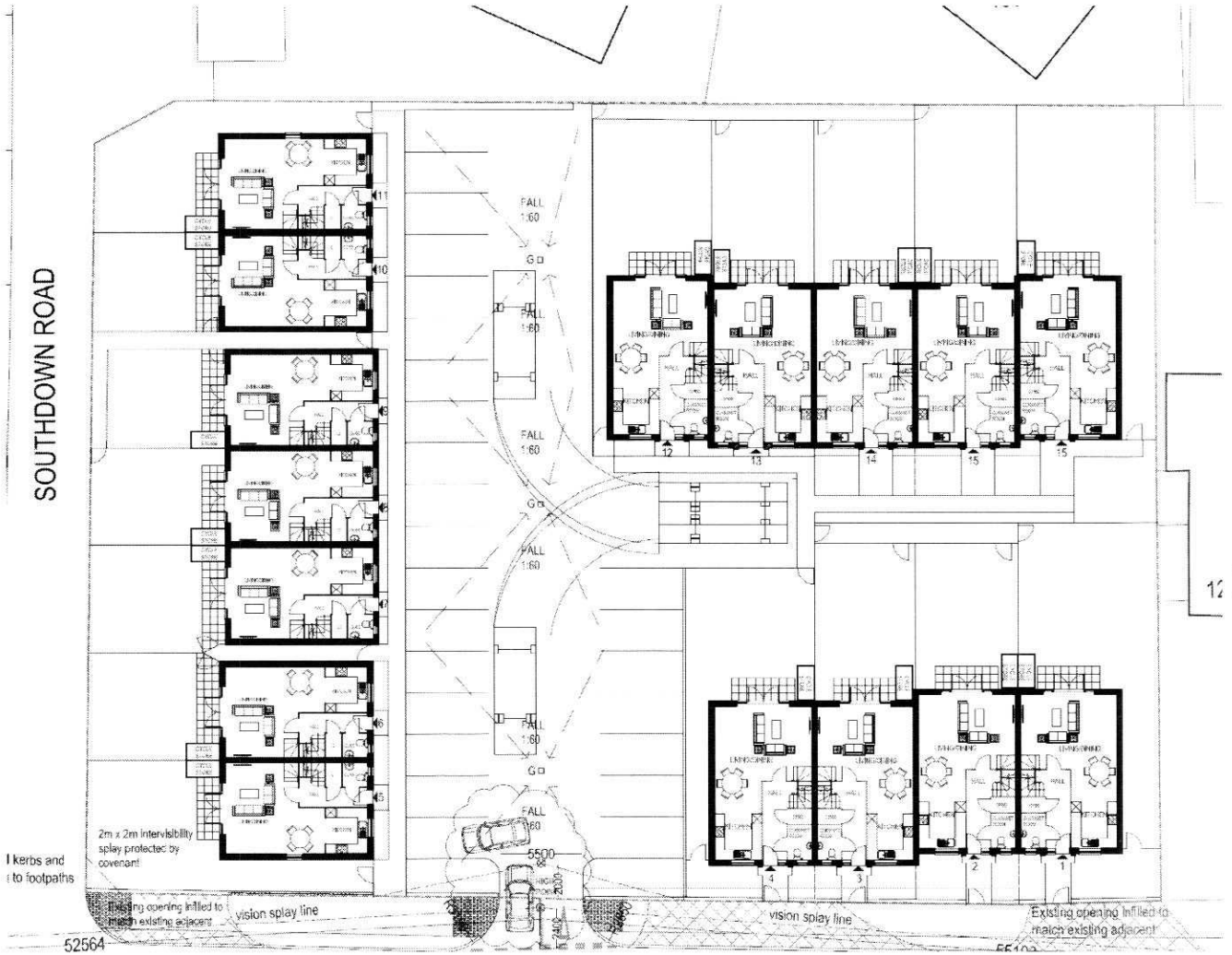
Appendix C – Local Authority Correspondance

Appendix D – Excavations Plan

# APPENDIX A

## Proposed Plan

# Proposed Plan




constructiveevaluation
Building & Material Test Consultants

October 2013

**Site Address:**

Upper Shoreham Road

# APPENDIX B

## Previous Site Investigation Plans

constructiveevaluation
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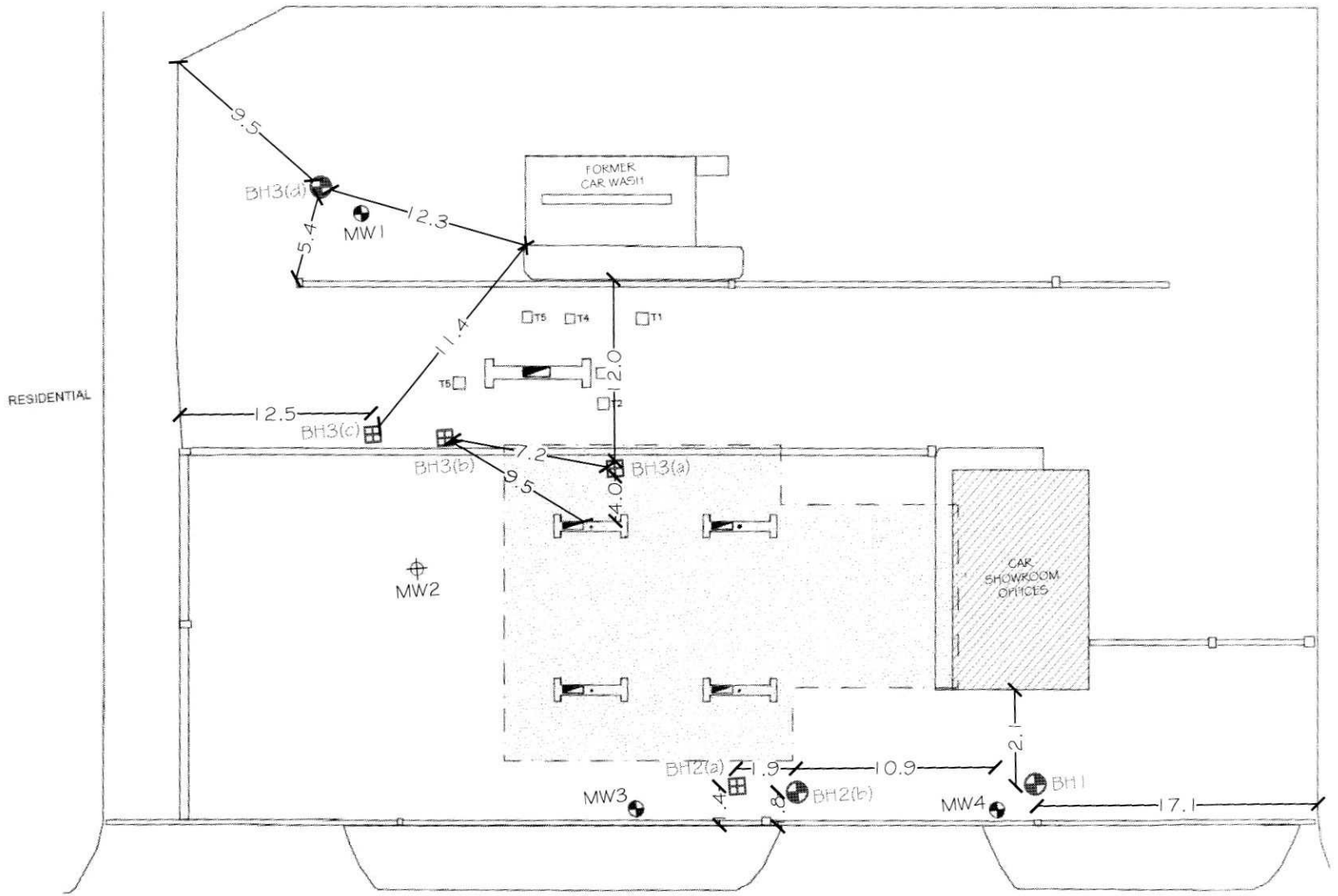
NOTES

1. Do not scale from this drawing except for planning purposes. Use figured dimensions only.
2. All dimensions must checked on site prior to commencement of work.
3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
4. This drawing is the copyright of Constructive Evaluation Ltd.




N

LEGEND

- = FORMER PUMP ISLAND LOCATION
- T1 = UNDERGROUND STORAGE TANK MANHOLE
- = BUILDING
- = CANOPY EXTENT
- MW1 = WELL BY OTHERS
- MW2 = BOREHOLE BY OTHERS
- BH1 = BOREHOLE BY CE
- BH = ABANDONED CE POSITION

RESIDENTIAL

| rev | date | amendment | check |
|---|---|---|---|
| | | | |

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email-info@theconstructivegroup.com

Client: CROWTHER OVERTON HART

Project: WOODS OF SUSSEX, SHOREHAM

Drawing: SITE INVESTIGATION PLAN scale: NTS

| date SEPT 12 | drawn D.Y | checked |
|---|---|---|
| drawing number 12.7185 | | revision |

# APPENDIX C

## Local Authority Correspondence

## Catherine Tame

**From:** Katharine *Giddings* [Kate.Giddings@adur-worthing.gov.uk]
**Sent:** 10 October 2013 16:46
**To:** Catherine Tame
**Subject:** RE: Former Woods Showroom, 136 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD

Dear Catherine,

Many thanks for the update; as you may be aware, I was on annual leave last week and the new offices do not (yet!) have voicemail facilities...
I can confirm that the validation report should be completed and supplied once the topsoil has been 'installed'.
With regard to the timings of report provision, I would expect to receive a verification report once all ground works were completed (to include, if necessary, remediation). Should any of the samples taken contain elevated contaminant concentrations, evidence of the remediation will need to be provided in the verification report.

I hope this answers your enquiry but please do not hesitate to make further contact to discuss further.

Kind regards,

Kate.

Katharine Giddings – Environmental Health Technician – Contaminated Land
Housing, Health and Community Safety | Adur & Worthing Councils
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63114 | External: 01273 263114 | E-mail: kate.giddings@adur-worthing.gov.uk

**From:** Catherine Tame [mailto:catherine.tame@theconstructivegroup.com]
**Sent:** 07 October 2013 12:47
**To:** Katharine Giddings
**Subject:** RE: Former Woods Showroom, 136 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD
**Importance:** High

Dear Kate

I have tried to call you but I keep getting an engaged tone.

I was on site earlier and the demolition works are nearly complete. In all 20 tanks were found, rather than the expected 4, and the method statement I supplied was followed.

I just wanted to confirm that you are not expecting the validation report until the end of the works, i.e. when the topsoil is brought on.

My client is under the impression he needs a report before the groundworks can be started in line with the conditions of his planning. The language is somewhat ambiguous, as condition 4 part 5 states 'prior to (commencement of development)/(occupation of any part of the permitted development), a verification report demonstrating the completion of the works set out in the approved remedation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority'. To me it seems that one of the statements in the brackets should have been deleted. We have tested samples from all 6 locations where the tanks (and one area of previously unidentified contamination) were found and have access to all the consignment notes relating to these works.

The building and groundworks are due to commence early next week.

Kind regards

Catherine Tame BSc(Hons) MSc FGS
**Geoenvironmental Scientist**

Constructive Evaluation Ltd
t: 01243 533499 | f: 01243 531 070 | m: 07515 053248 | e: catherine.tame@theconstructivegroup.com Unit 5 | Vinnetrow Business Park | Runcton | Chichester | West Sussex | PO20 1QH | www.theconstructivegroup.com

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**From:** Katharine Giddings [mailto:Kate.Giddings@adur-worthing.gov.uk]
**Sent:** 23 September 2013 12:24
**To:** Catherine Tame
**Subject:** RE: Former Woods Showroom, 136 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD

Dear Catherine,

I have now reviewed the documents provided in relation to the above site and am able to confirm that the content is satisfactory. I would advise that the recommendations as stated in chapter 13 '*Recommendations*' of the CE report (ref.: 12.7185) are adhered and I look forward to receipt of the validation report.

Once again, many thanks for the prompt supply of the documents and please do not hesitate to make contact should the need require.

Kind regards,

Kate.

Katharine Giddings – Environmental Health Technician – Contaminated Land
Housing, Health and Community Safety | Adur & Worthing Councils
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63114 | External: 01273 263114 | E-mail: kate.giddings@adur-worthing.gov.uk

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**From:** Catherine Tame [mailto:catherine.tame@theconstructivegroup.com]
**Sent:** 04 September 2013 14:15
**To:** Katharine Giddings
**Subject:** Former Woods Showroom, 136 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD

Dear Kate

Please find attached our response to your email below. I have also included the Stage 2 Site Investigation Report and the demolition contractor's method statement for your records.

If you have any further questions do no hesitate to contact me.
Kind regards

Catherine Tame BSc(Hons) MSc FGS
**Geoenvironmental Scientist**

Constructive Evaluation Ltd
t: 01243 533499 | f: 01243 531 070 | m: 07515 053248 | e: catherine.tame@theconstructivegroup.com Unit 5 | Vinnetrow Business Park | Runcton | Chichester | West Sussex | PO20 1QH | www.theconstructivegroup.com

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**From:** Katharine Giddings [mailto:Kate.Giddings@adur-worthing.gov.uk]
**Sent:** 30 August 2013 13:41
**To:** Alan Taylor
**Subject:** Former Woods Showroom, 136 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD

Dear Alan,

Further to our conversation earlier this morning which concerns the current development of the above site, please find attached a copy of the planning approval and associated conditions. May I draw your attention to conditions nos. 03 and 04 which outline the necessary steps required to deal with potentially contaminated land. For future reference, planning applications can be viewed online by following the below link and searching by reference number, keyword or address:

http://planning.adur-worthing.gov.uk/online-applications/

I trust this is of use and look forward to hearing from you in due course.

Kind regards,

Kate Giddings.

Katharine Giddings – Environmental Health Technician – Contaminated Land
Housing, Health and Community Safety | Adur & Worthing Councils
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63114 | External: 01273 263114 | E-mail: kate.giddings@adur-worthing.gov.uk

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Ms Catherine Tame
Constructive Evaluation Ltd
Vinnetrow Farm Business Centre (Unit 5)
Vinnetrow Road
Runcton
Chichester
PO20 1QH

**Our ref:** HA/2013/114735/01-L01
**Your ref:** Tank Removal

**Date:** 23 September 2013

Dear Ms Tame

**FORMER WOODS SHOWROOM SITE,136 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD**

We have reviewed the letter regarding the Former Woods Showroom, 136 Upper Shoreham Road as submitted by Constructive Evaluation Ltd (4 September 2013, ref 13.7721).

At this stage we would request that the three boreholes should remain in-situ until the underground tanks have been removed and we have received the validation report. The report should detail the findings of the site investigation on the soils surrounding the tanks, and validate that no contamination is present. This should highlight any requirements for subsequent monitoring of contamination in the groundwater.

I trust the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

**Helen Tier**
**Environment Agency Sustainable Places East Team Planning Adviser**

Direct dial 01903 703862
Direct e-mail PlanningSSD@environment-agency.gov.uk

Ms Catherine Tame
Constructive Evaluation Ltd
Vinnetrow Farm Business Centre (Unit 5)
Vinnetrow Road
Runcton
Chichester
PO20 1QH

**Our ref:** HA/2013/114735/02-L01
**Your ref:** Tank Removal

**Date:** 30 September 2013

Dear Ms Tame

**FORMER WOODS SHOWROOM SITE,136 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD**

Thank you for the information in your email dated 30 September.

We look forward to receiving the Validation Report to show that there is no residual contamination on site, and that remediation has been carried out as per the planning conditions set previously.

I trust the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

**Helen Tier**

**Environment Agency**
**Sustainable Places East Team Planning Adviser**

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# APPENDIX D

## Excavation Plan

# Excavation Plan




constructiveevaluation
Building & Material Test Consultants

October 2013

**Site Address:**

Upper Shoreham Road

# APPENDIX E

## Limitations

The Environment Agency has recently undertaken revision of the Soil Guideline Values (SGVs) which are partially complete. Where standards are available using the "new" approach, these have been utilised for correlative purposes. Where standards have not yet been revised, guidance following the "old" approach has been utilised. Please note that upon release of the remaining guidelines, the standards contained within this report may be subject to change. In addition, the second edition of the LQM CIEH guidance has now been released and will be utilised in favour of previously published guideline values.

The Client is advised that the conditions observed on site by Constructive Evaluation Limited at the time of the walkover survey are subject to change. Certain indicators of the presence of hazardous substances may have been latent a the time of the most recent site reconnaissance and they may subsequently have become noticeable.

The Client is advised that although every effort is made to identify suspect areas CE cannot be held responsible if buildings on site contain Asbestos. Additionally Engineers sent to site are not specially trained in this aspect of work: if further determination is required the expertise of a BHOS trainer surveyor should be sought.

Comments made relating to soil or groundwater conditions are obtained from the sources described within the text and observations made at the time of the walkover survey unless otherwise stated. Soil or groundwater conditions may vary as a result of seasonal fluctuations or other effects.

The accuracy of the map extracts can not be guaranteed and it should be noted that different conditions may have existed between the subsequent to the various map surveys. Therefore, there can be no certainty that all areas of contamination have been identified during the Phase 1 investigation.

Every effort is undertaken to provide information regarding the potential risks associated with flooding, however CE may not be party to information which the local Authority and Environment Agency may hold in relation to historical or flash flood events.

This assessment is to be regarded preliminary in nature and may be subject to amendment in light of additional information becoming available or statutory consultee review, including the Environment Agency, Local council and NHBC etc. The statutory consultees have not been contacted at this time:

The findings and opinions conveyed in this report are based on information obtained from a variety of sources, including that from previous Site investigations and chemical testing laboratories. Constructive Evaluation Limited has assumed that such information is correct. Constructive Evaluation Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon and can accept no responsibility for inaccuracies with the data supplied by other parties.

This report is written in the context of an agreed scope of work between Constructive Evaluation Limited and the Client and should not be used in a different context. In light of additional information becoming available, improved practices and changes in legislation amendment or re-interpretation of the assessment or report in whole or part may be necessary after its original submission.

This report is provided for sole use by the Client and is confidential to them. No responsibility whatsoever for the contents of the report will be accepted to anyone other than the Client.

Constructive Evaluation Limited believes that providing information about limitations is essential to help the Client identify and thereby assess and manage risks.

The copyright of written materials supplied shall remain the property of Constructive Evaluation Limited but with a royalty-free perpetual licence, granted to the Client on payment in full of any outstanding monies.

Constructive Evaluation Limited does not provide legal advice and the advice of the Client's legal advisors may also be required.

An ecological, topographical, archaeological, asbestos survey or service search was outside the scope of this report.