



Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1972
Edition N/A
Copyright N/A
Levelled N/A



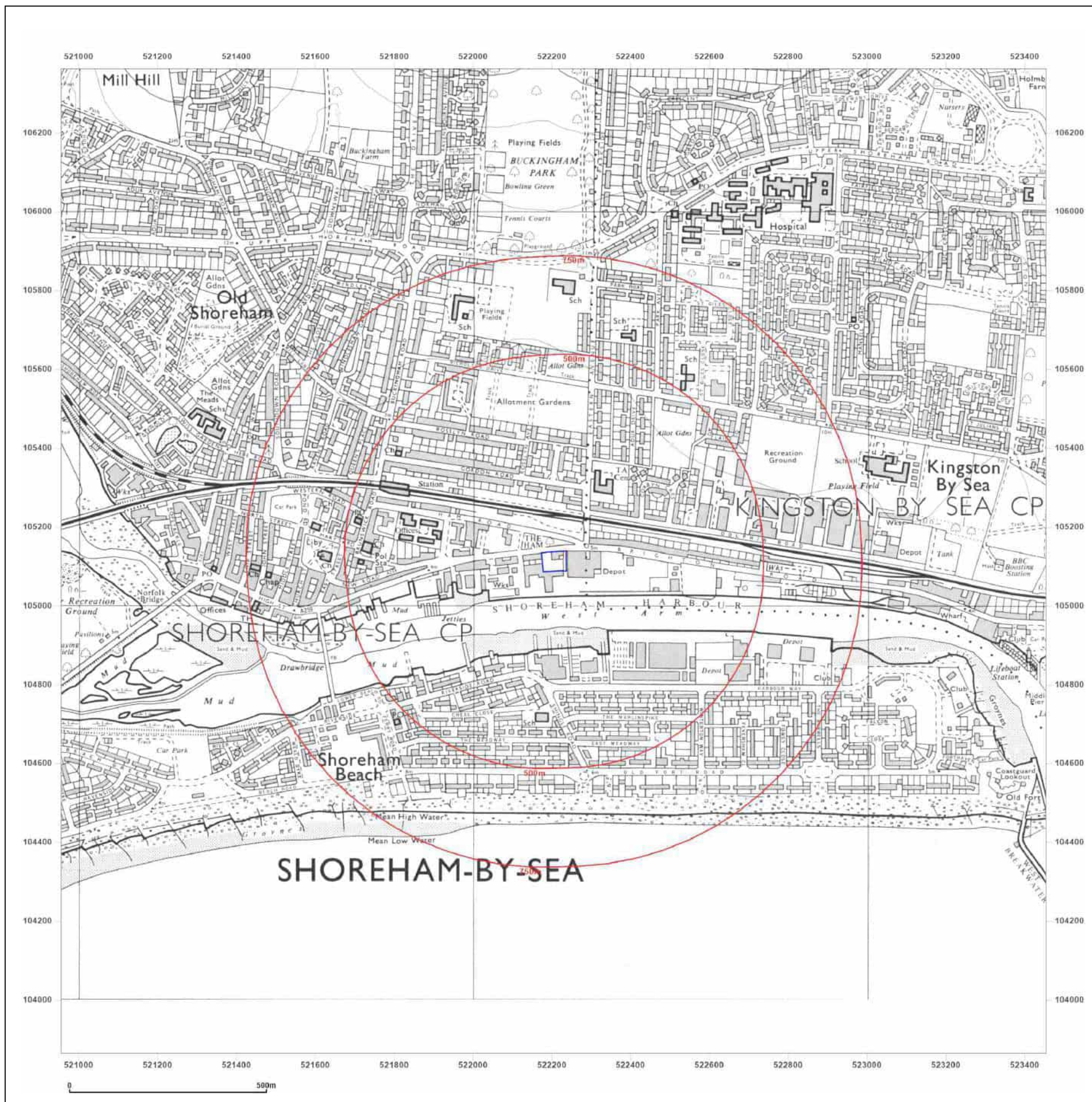
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com



© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 August 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

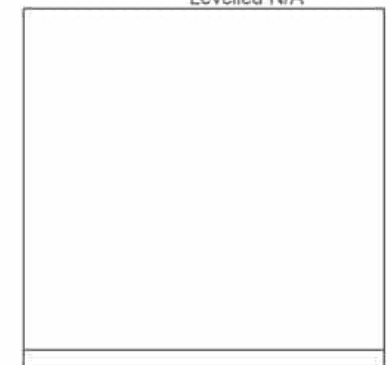
Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1980
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A



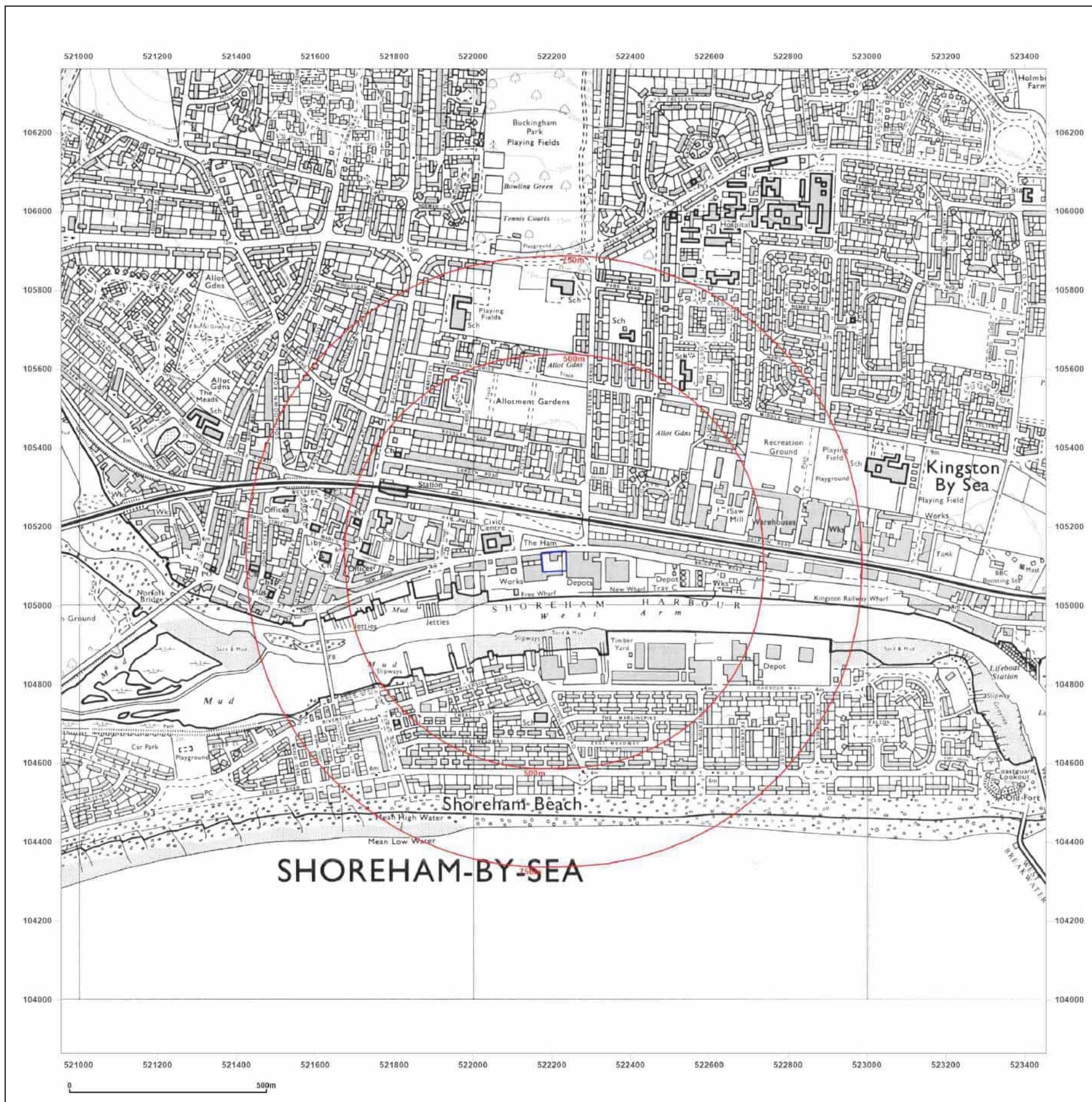
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com



© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 August 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

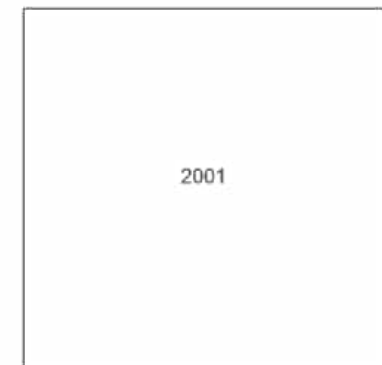
Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com



© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 August 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



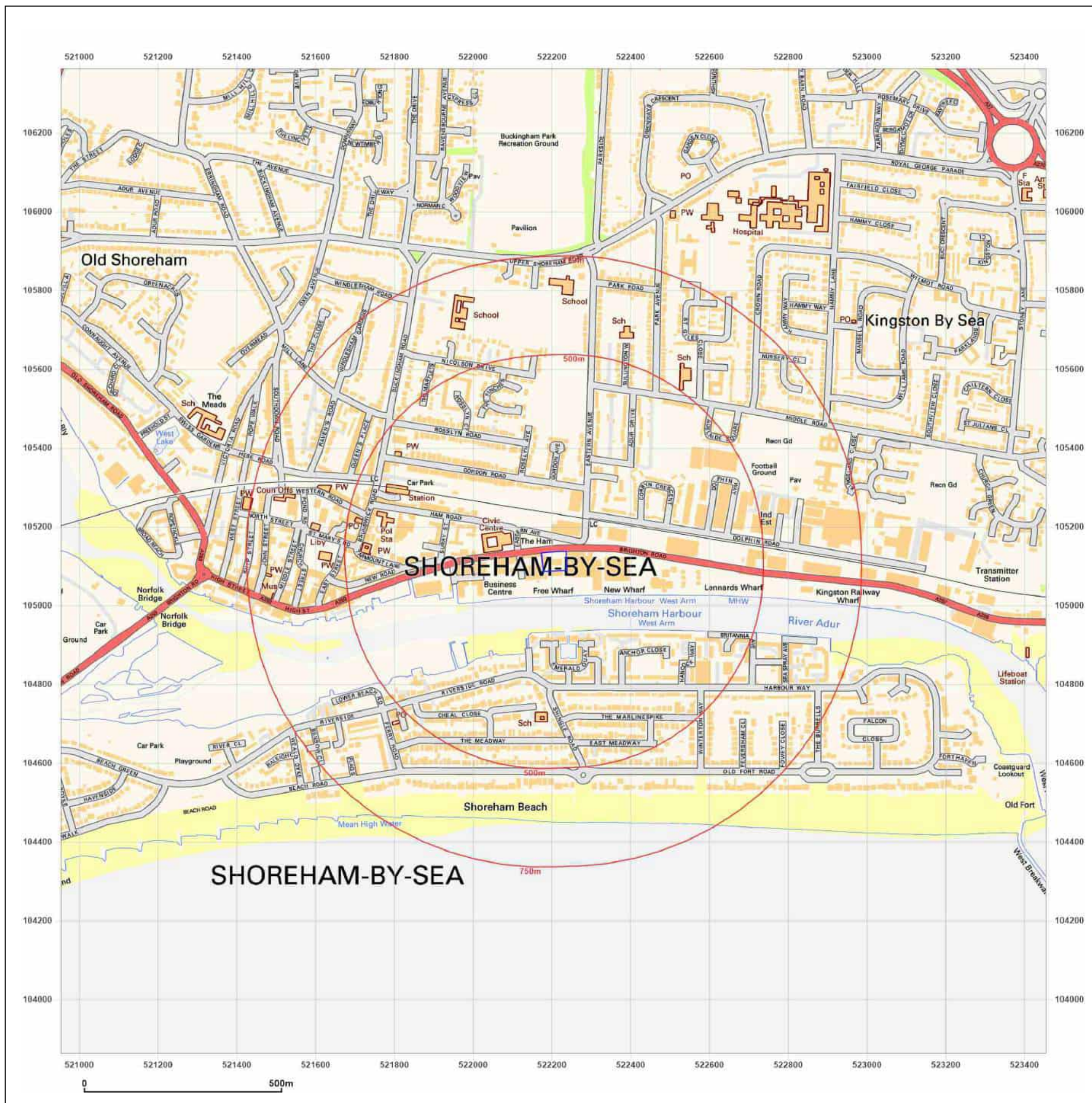
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com



© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 August 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

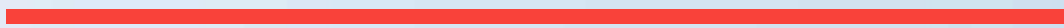
Production date: 08 August 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Appendix F

BOREHOLE LOGS





GROUND EXPLORATIONS LTD.

BOREHOLE NO. 9

TQ 20NW/38

2218 0515

Contract Name THE HAM, SHORHAM Report No. 4746/P
Client East Sussex County Council Site Address
Address County Hall, The Ham,
Chichester, Shoreham,
Sussex. Sussex.

Standing Water Level 3.66 m. Method of Boring Shell/auger.
Water Struck 3.35m, 7.62m, 9.14m. Diameter 15.24 cm.
Ground Level 4.07m. Start 14.7.69. Finish 15.7.69.

Remarks

JARS			CORES		BULK	
m.	m.	m.	m.	m.	m.	m.
2437	0.61		2438	1.07	2441	3.66
2439	2.13		2440	2.59		
2443	4.88		2442	4.12		
2444	6.10					
2445	7.62					
2446	9.14					
2447	10.67					
2448	12.19					
2449	13.72					
2450	15.24					
2451	water					
Description					Thickness	Depth
Made ground (topsoil and stones)					0.46	0.46
Stiff brown silty clay with patches of organic matter					2.39	3.35
Brown chalky flinty clay					0.61	3.96
Very stiff brown clay with pieces of rock chalk					0.92	4.88
Medium hard white matrix of putty chalk with pieces of rock chalk and flints					7.31	12.19
Hard white matrix of putty chalk with pieces of rock chalk					3.43	15.62
TOTALS					15.62	15.62

- Notes
1. Descriptions are in accordance with B.S. Code of Practice C.P. 2001. Clients are requested to compare with samples submitted.
 2. Core samples are nominally 10cms diameter and 45cms. long. Depths shown are to top of sample.



GROUND EXPLORATIONS LTD.

BOREHOLE NO. 10

TQ20NW/39
22230512

Contract Name <u>THE HAM, SHOREHAM.</u>	Report No. <u>4766/13.</u>
Client <u>West Sussex County Council,</u>	Site Address
Address <u>The County Hall,</u>	<u>The Ham,</u>
<u>Chichester,</u>	<u>Shoreham,</u>
<u>Sussex.</u>	<u>Sussex.</u>

Standing Water Level: <u>4.12m.</u>	Method of Boring <u>Shall/awyer.</u>
Water Struck <u>8.53m.</u>	Diameter <u>15.24mm.</u>
Ground Level <u>5.75m. O.D.</u>	Start <u>13.3.69.</u> Finish <u>15.3.69.</u>

Remarks

JARS			CORES		BULK	
m.	m.	m.	m.	m.	m.	m.
6644 0.61	6659 water		6645 1.07		6648 3.66	
6646 2.31			6647 2.59			
6649 4.42			6650 5.18			
6651 6.10						
6652 7.62						
6653 9.14						
6654 10.67						
6655 12.19						
6656 13.72						
6657 15.24						
6658 16.76						
Description					Thickness	Depth
Made ground (topsoil)					0.33	0.31
Made ground (chalk, flints and topsoil)					0.60	0.91
Stiff brown silty clay with occasional flints and organic matter					2.14	3.05
Firm brown clay with chalk nodules and flints					3.66	6.71
White matrix of putty chalk with pieces of Medium hard rock chalk,) Hard					3.96	10.67
					6.33	17.00
TOTALS					17.00	17.00

Notes 1. Descriptions are in accordance with B.S. Code of Practice C.P. 2001
Clients are requested to compare with samples submitted.
2. Core samples are nominally 10cms diameter and 45cms long.



GROUND EXPLORATIONS LTD.

BOREHOLE NO. 8

TQ 20NW/37
22130515

Contract Name THE HAM, SHORHAM. Report No. 4746/PT.
Client West Sussex County Council, Site Address
Address County Hall, The
Chichester, Shoreham,
Sussex. Sussex.

Standing Water Level 3.05 m. Method of Boring Shell/auger.
Water Struck 4.97 m., 12.19m. Diameter 15.24 cm.
Ground Level 3.50m. Start 10.7.69. Finish 11.7.69.

Remarks

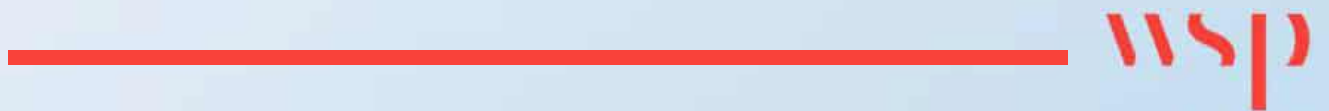
JARS				CORES		BULK	
2425	2.44	m.	m.	2424	1.52	2423	0.91
2427	3.66			2426	3.05		
2428	5.18						
2429	6.10						
2430	7.62						
2431	9.14						
2432	10.67						
2433	12.19						
2434	13.72						
2435	15.24						
2436	Water						

Description	Thickness	Depth
Made ground (topsoil)	m.	m.
Made ground (clayey silty topsoil, slate and stones)	0.31	0.31
Firm brown clay with chalk nodules and flints	1.21	1.52
Medium hard white matrix of putty chalk with pieces of rock	1.53	3.05
chalk and flints	0.61	3.66
White matrix of putty chalk with pieces of) Medium hard	10.06	13.72
rock (chalk) Hard	1.90	15.62
TOTALS	15.62	15.62

Notes 1. Descriptions are in accordance with B.S. Code of Practice C.P. 2001
Clients are requested to compare with samples submitted.
2. Core samples are nominally 10cms diameter and 45cms. long.
Depths shown are to top of sample.

Appendix G

UNEXPLODED ORDNANCE RISK ASSESSMENT



UNEXPLODED BOMB RISK MAP



SITE LOCATION

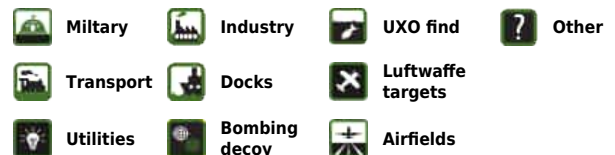
Map Centre: 522528,105157



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Subject: RE: PA019878 PDSA Request
Sent: 23/08/2024, 16:26:48
From: PDSA<pdsa@zetica.com>
To: Hoyle, Rebecca

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Rebecca

Please find the PDSA below as requested. If you have any further queries, don't hesitate to contact us.



Pre-Desk Study Assessment

Site:	37 Brighton Road, Shoreham-by-Sea, West Sussex
Client:	WSP
Contact:	Rebecca Hoyle
Date:	23 rd August 2024
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"> • Transport infrastructure and public utilities. • Military barracks, camps, and training areas.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"> • Transport infrastructure and public utilities. • Royal Air Force (RAF) Shoreham. • Military barracks, camps, and training areas. • Anti-Aircraft (AA) and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the Urban District (UD) of Shoreham-by-Sea, which officially recorded 90No. High Explosive (HE) bombs with a bombing density of 29.1 bombs per 405 hectares (ha). Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.
Post-WWII Military Activity on or Affecting the Site	In August 2006, several items of Unexploded Ordnance (UXO) were discovered at Kendall's Aggregates, Brighton Road, adjacent to the Site. They were removed.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the UXO hazard level on the Site.

Further information

For information about Zetica’s detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com.

Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found [here](#).

If you have any further queries, please don’t hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.

Many thanks

Harry

Harry Clayton
Risk Assessor
Zetica Limited

T. 01993 886 682 | E. harry.clayton@zetica.com | W. www.zeticauxo.com | T. [@ZeticaUXO](https://twitter.com/ZeticaUXO)



ZETICA BROCHURE

[Click here to view](#) >

From: Hoyle, Rebecca <Rebecca.Hoyle@wsp.com>
Sent: Friday, August 9, 2024 4:24 PM
To: Uxo <Uxo@zetica.com>
Subject: PA019878 PDSA Request

Hi,
Please could I request a PDSA for 37 Brighton Rd, Shoreham-by-Sea BN43 6RE (Kwik Fit garage)
Many thanks,
Rebecca Hoyle

Rebecca Hoyle, MSc
Assistant Consultant | Ground & Water



T+ 44(0)1179306200
Mobile: 07826549770

Kings Orchard
1 Queen Street, Bristol
BS2 0HQ

wsp.com

Confidential
This message, including any document or file attached, is intended only for the addressee and may contain privileged and/or confidential information. Any other person is strictly prohibited from reading, using, disclosing or copying this message. If you have received this message in error, please notify the sender and delete the message. Thank you.

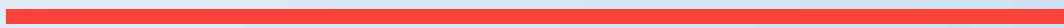
NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKl

This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.

Appendix H

INFORMATION REQUEST



Subject: SSD372466DP : 240814/AT08 FW: Information Request 37-41 Brighton Rd, Shoreham-by-Sea BN43 6RE
Sent: 05/09/2024, 12:32:13
From: SSD Enquiries<SSDEnquiries@environment-agency.gov.uk>
To: Hoyle, Rebecca
Attachments: [Do Not Hold Notice - SSD372466DP.pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rebecca,

Thank you for your email dated 13 August 2024.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 and logged your request under the Reference SSD372466DP.

We apologise that we do not hold the information you have requested and as such we are refusing your request. We attach a letter of notice that explains the reasons for this refusal.

We consulted our technical teams and please see their response below:

Please can you provide me with the following information for the Site?

- 1. Has any area of the Site been determined as 'Contaminated Land' under Part IIA of the Environmental Protection Act 1990?**

Not by the Environment Agency, however the Local Authority should be contacted to see if it falls under their remit. Please see link www.brighton-hove.gov.uk

- 2. Has any area of the Site been identified as requiring inspection as part of the Local Authority's Contaminated Land Inspection Strategy? If so, what priority ranking for inspection has it been assigned?**

Please refer this question to the Local Authority

- 3. From an environmental health perspective, are all areas of the Site considered suitable for continued use?**

We advise that you refer this question to the Local Authority

- 4. Do you have any information on historical or current contamination at or within 250m of the subject Site arising from former site use or surrounding area activities?**

We do not hold any Site-Specific Information.

- 5. Do you have information on any historical or current landfilling within 250m of the Site, and are there any associated issues with leaching or migration of contamination/ground gas?**

The nearest historic landfill site is approximately 879m away at Ropetackle Road. This site was last tipped in 1949 and no specific information is held by us. The Local Authority is the regulating authority for historic landfills, they may hold further information.

- 6. Do you hold any records of site investigations at the subject Site? If so can you please summarise the findings or provide me with copies of any reports?**

No Site-Specific Information is held by Environment Agency.

Rights of appeal

If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF Tel: 303 123 1113 Website: <http://ico.org.uk>

Kind regards,

Dorah Phiri
Customers & Engagement Team
Solent and South Downs Area
Environment Agency | Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD



Creating a better place
for people and wildlife



From: Hoyle, Rebecca <Rebecca.Hoyle@wsp.com>
Sent: Tuesday, August 13, 2024 12:15 PM
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: Information Request 37-41 Brighton Rd, Shoreham-by-Sea BN43 6RE

Good afternoon,

I am currently writing an Environmental Assessment for: 37-41 Brighton Rd, Shoreham-by-Sea BN43 6RE
Coordinates : TQ 22211 05104

A site plan is attached.

Please can you provide me with the following information for the Site?

1. Has any area of the Site been determined as 'Contaminated Land' under Part IIA of the Environmental Protection Act 1990?
2. Has any area of the Site been identified as requiring inspection as part of the Local Authority's Contaminated Land Inspection Strategy? If so, what priority ranking for inspection has it been assigned?
3. From an environmental health perspective, are all areas of the Site considered suitable for continued use?
4. Do you have any information on historical or current contamination at or within 250m of the subject Site arising from former site use or surrounding area activities?
5. Do you have information on any historical or current landfilling within 250m of the Site, and are there any associated issues with leaching or migration of contamination/ground gas?
6. Do you hold any records of site investigations at the subject Site? If so can you please summarise the findings or provide me with copies of any reports?

Please advise if there is a fee attached to the provision of this information.

The nature of our request is urgent and we are seeking a response as soon as possible, please provide an estimated delivery date for the information.

Many thanks in advance,
Rebecca Hoyle

Rebecca Hoyle, MSc
Assistant Consultant | Ground & Water



T+ 44(0)1179306200

Mobile: 07826549770

Kings Orchard
1 Queen Street, Bristol
BS2 0HQ

wsp.com

Confidential
This message, including any document or file attached, is intended only for the addressee and may contain privileged and/or confidential information. Any other person is strictly prohibited from reading, using, disclosing or copying this message. If you have received this message in error, please notify the sender and delete the message. Thank you.

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

J.A5mHhHzdJzBiTWfa4Hqs7pbKl

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.



2 London Square
Cross Lanes
Guildford, Surrey
GU1 1UN

wsp.com