Omnia
Ground Floor, Unit 2,
The Briars,
Waterberry Drive,
Waterlooville,
PO7 7YH
Tel: 01489 808 088
Email: info@omnia-consulting.co.uk
Web: www.omnia-consulting.co.uk

30th September 2026 Ref: A12064-2/260910/L1

Marc Cornelius
PMC Construction
80A High Street
Cosham
Portsmouth
Hampshire
PO6 3FL

By Email: Marc.Cornelius@pmcconstruction.co.uk

RE: Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA – Garden Validation Closure Report

Dear Marc,

Please find attached Omnia Report A12064-2/260910/L1 detailing and verifying that the site works carried out in accordance with the previously produced Omnia Remediation Method Statement (Ref: A12064/1.0 April 2023) for the site of former Adur Civic Centre, Shoreham, BN43 9SA have been completed. Validation regarding clean cover installation has been provided as a separate cover.

If you have any questions, please do not hesitate to contact us.

Yours sincerely,

[redacted]

Caitlin Marshall
Graduate Geo-Environmental Consultant

[redacted]

Hannah Spurling
Senior Geo-Environmental Consultant

Appendices:

Appendix 1: Limitations

Appendix 2: Drawings

Appendix 3: Statement of Completion of Asbestos Watching Brief

Appendix 4: Client Waste Transfer Notes

Appendix 5: Photographic Record of Crush Layer Placement

Appendix 6: Correspondence with Southern Water

QUALITY ASSURANCE

Project Number: A12064-2

October 2026

Geo-Environmental

Validation Closure Report

Prepared by:	C. Marshall	**Date:**	10/09/26	**Signature:**	[redacted]
Checked by:	H. Spurling	**Date:**	29/09/26	**Signature:**	
Authorised by:	O. Maxwell	**Date:**	30/09/26	**Signature:**	

North Office
First Floor,
Swan Buildings,
20 Swan Street,
Manchester,
M4 5JW
01772 963 024

Midlands Office
Office 203,
St Nicholas House,
31 Park Row,
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Bristol,
BS32 4UB

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www.omnia-consulting.co.uk

We are a UK wide, truly joined up and fully collaborative multi-disciplinary engineering and environmental consultancy.

VALIDATION CLOSURE REPORT

Site Address	Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA
National Grid Reference	522026, 105212
Site Area	Approximately 0.64ha

1.0 Objectives & Terms of Reference

Omnia were commissioned by PMC Construction to produce a validation closure report for the above site. A Remediation Method Statement was produced by Omnia for the site (A12064/1.0 April 2023), which set out a number of remedial measures were required at the site:

- *Implementation of discovery strategy for previously unidentified contaminants (Point 1);*
- *Implementation of asbestos watching brief (Point 2);*
- *Installation of a clean cover system in all areas of proposed soft landscaping (Points 3a, 3b & 3c);*
    - *Excavation of impacted soils from areas of soft landscaping (Point 3a);*
    - *Installation of a hi-visibility geotextile & engineered no-dig layer (Point 3b);*
    - *Placement of clean soils in areas of proposed soft landscaping (Point 3c);*
- *Confirmation from Southern Water on underground utilities pipework (Point 4).*

The objectives of this report are to summarises the remedial measures completed, and provide validation and verification evidence in accordance with the RMS.

A site location map is presented as Figure 1.0 (Appendix 2).

2.0 Background

This validation report has been prepared by Omina following the findings of a series of investigations carried out by Soils Limited on the site comprising Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA. As a result of these site works, an RMS was produced (Ref: A12064/1.0 April 2023), which set out the validation criteria for this report.

It is understood that the now completed development comprises two (2no.) multi storey residential apartment buildings with a commercial ground floor in both. Soft landscaping areas are proposed within the north, east, south and centre of the site. A planning application was submitted to Adur & Worthing Councils in August 2021 (ref: AWDM/1450/21).

A proposed development plan is presented as Figure 2.0.

2.1 Previous Works

The following reports have been completed previously for the site, and as such should be read in conjunction with this report:

- Soils Limited – Preliminary Investigation Report – Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA – November 2019 – Ref: 17882/PIR_R26
- Soils Limited – Main Investigation Report – Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA – November 2019 – Ref: 17882/MIR_R27;

- Soils Limited – Soil Gas risk Assessment – Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA – March 2020 – Ref: Q21827
- Soils Limited – Supplementary Report – Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA – July 2020 – Ref: 17882/MIR_R27; and
- Soils Limited – Main Investigation Report – Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA – October 2022 – Ref: 20392/MIR Rev1.0
- RSK Report 26723-02 (00) – Geo-environmental Site Assessment – Hanstead Park, Bricket Wood, St Albans, AL2 3TT dated April 2014.
- Omnia Report A2064-2/1.0 – 'Remedial Method Statement, Adur Civic Centre, Ham Road, Shoreham by Sea, West Sussex, BN43 9SA dated April 2023.

The initial Phase II investigation carried out by Soil Limited in October 2019 identified elevated concentrations of PAH (WS1, WS2 and WS4), Lead (WS1, WS2, WS3, WS4, WS5, WS6 and BH3) and Asbestos (WS1) within areas of Made Ground. The supplementary ground investigation carried out by Soils Limited in March 2020, detailed within Omnia report ref A12064/1.0, identified elevated concentrations of PAH (WS2) and Lead (WS2) within areas of Made Ground. Further intrusive works carries out by Soils Limited in September 2022 did not identify any further contamination.

The report concluded that the elevated concentrations had the potential to pose a significant risk to human health within areas of proposed soft landscaping and private gardens in the case of PAH, lead and asbestos. It should be noted that concentrations of asbestos were not quantified by Soils Limited and therefore have been assessed by Omnia on a worst-case basis. A summary of previously completed locations is provided in Figure 3.0, and exceedances are provided within Figure 4.0.

Following submission to the Local Planning Authority (LPA), comments were received requesting the submission of a validation plan showing that works have been undertaken in accordance with the remedial works listed in the RMS.

In order to mitigate the residual risks associated with elevated metal, PAH and asbestos concentrations it was recommended that a standalone RMS was prepared to set out the extent of remedial works required.

A Remediation Method Statement was produced by Omnia for the site (A12064/1.0 dated April 2023), which set out the following remedial measures were required at the site:

- *Implementation of discovery strategy for previously unidentified contaminants (Point 1);*
- *Implementation of asbestos watching brief (Point 2);*
- *Installation of a clean cover system in all areas of proposed soft landscaping (Points 3a, 3b & 3c);*
    - *Excavation of impacted soils from areas of soft landscaping (Point 3a);*
    - *Installation of a hi-visibility geotextile & engineered no-dig layer (Point 3b);*
    - *Placement of clean soils in areas of proposed soft landscaping (Point 3c);*
- *Confirmation from Southern Water on underground utilities pipework (Point 4).*

3.0 VERIFICATION OF WORKS

3.1 Implementation of discovery strategy for previously unidentified contaminants

It was recommended within the RMS (ref: A12064/1.0), that a discovery strategy be implemented should any unexpected or previously unencountered contamination be identified during the development.

The discovery strategy utilised for the remedial works at Land at Adur Civic Centre was presented within the RMS (ref: A12064/1.0), as is as follows:

"*Should any additional significant visual or olfactory evidence of unexpected contamination be identified during the development then works should be halted in the affected area and contact made with a suitably qualified and experienced Environmental Consultant to determine an appropriate course of action, which may include additional investigation, and as necessary, variation to the agreed RMS*."

During works, Wessex Demolition & Salvage Limited discovered two hotspots containing asbestos cement debris within areas of historical foundations. The locations of these hotspots are indicated within Figure 5.0 within Appendix 2. Further information is provided in the following section (Section 3.2 – Implementation of an Asbestos Watching Brief).

3.2 Implementation of asbestos watching brief

As per the asbestos watching brief set out in the RMS, if suspect materials such as loose fibrous material, cement bound materials or degraded insulation board were encountered then contact need be made with an experienced and qualified Environmental Consultant. During the process of works, no contact was made with Omnia in regard to the asbestos watching brief.

However, two (2no.) hotspots containing asbestos cement debris within areas of historical foundations was identified by Wessex Demolition & Salvage Ltd during demolition (as set out above). The locations of these hotspots are indicated within Figure 5.0 within Appendix 2.

Works were halted, with Wessex undertaking an immediate review of RAMS and implementing an asbestos debris removal methodology. The following methodology for removal is provided in a statement provided, along with the waste transfer tickets within Appendix 4.

3.3 Installation of a clean cover system in all areas of proposed soft landscaping

Following the removal of Made Ground in affected areas across site, and to protect future site users, a clean cover system was adopted. Waste transfer notes are provided in Appendix 4. The clean cover system involved the placement of a High-Visibility Geotextile membrane and 300mm of chemically suitable soil capping to sever the pollution linkage and render the exposure pathway inactive within areas of proposed soft landscaping with the exception of the vicinity of WS4 as shown within Figure 6.0.

The RMS stipulated that within the vicinity of WS4, soft landscaping should be excavated to a minimum depth of 450mm below finished ground level. Following removal, a 150mm thick engineered layer of 6F2 crushed aggregate be placed below the high-visibility geotextile membrane. A clean cover system comprising 300mm of clean, chemically suitable soils should then be emplaced. A photographic record of placement of the crush layer is provided in Appendix 5.

The materials used for the clean cover system were required to be sampled and tested once placed. Sampling frequency of imported Topsoil was set at 1 per 100m^3, with a minimum of six (6no.) samples, with the sampling frequency of the 6F2 material set at 1 per 500m^3, in line with guidance from 'Verification Requirements for Cover Systems – Technical Guidance for Developers, Landowners and Consultants – Yorkshire and Lincolnshire Pollution Advisory Group June 2021'.

Six (6no.) hand-excavated pits were completed, with chemical testing completed within each location. Approximate validation sample locations are shown in Figure 7.0 in Appendix 2. The results and further details of the hand-excavated pits including photographic evidence are provided within the standalone validation reports:

- Clean Cover Validation Report Southeast POS (A12064-2/260721/L1)
- Clean Cover Validation Report Remaining POS (A12064-2/260907/L1)

The reports confirm that the soils present within the areas of proposed soft landscaping do not have the potential to present a significant risk to human health and comply with the specifications established within the RMS, as well as meeting the minimum sampling frequency, and that the areas are suitable for the proposed end use.

3.4 Confirmation from Southern Water on underground utilities pipework

As per the RMS, given the brownfield nature of the site, recommendations were given that UKWIR be referred to when selecting appropriate potable water supply pipework and that confirmation be received from the potable water supplier (Southern Water) that the pipework selected is in accordance with the requirements of the local Water Authority.

Email confirmation was received from Southern Water that the contaminants identified on site would not interfere with the selected PE pipework. Correspondence from Southern Water confirming pipework is provided in Appendix 6.

4.0 Conclusions

Based on the evidence presented above, it is considered that construction has been completed in line with the agreed RMS (Ref: A12064/1.0) and undertaken in accordance with relevant guidance and best practice.

Therefore, the site is considered to be suitable for the proposed end use.

END OF REPORT

Appendix 1

Limitations

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between OE Ltd and the Client as indicated in Section 1.2.

2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.

3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination, which are enforced, by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.

4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.

5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.

6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.

7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.

8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.

9. OE cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by OE is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by OE in this connection without their explicit written agreement there to by OE.

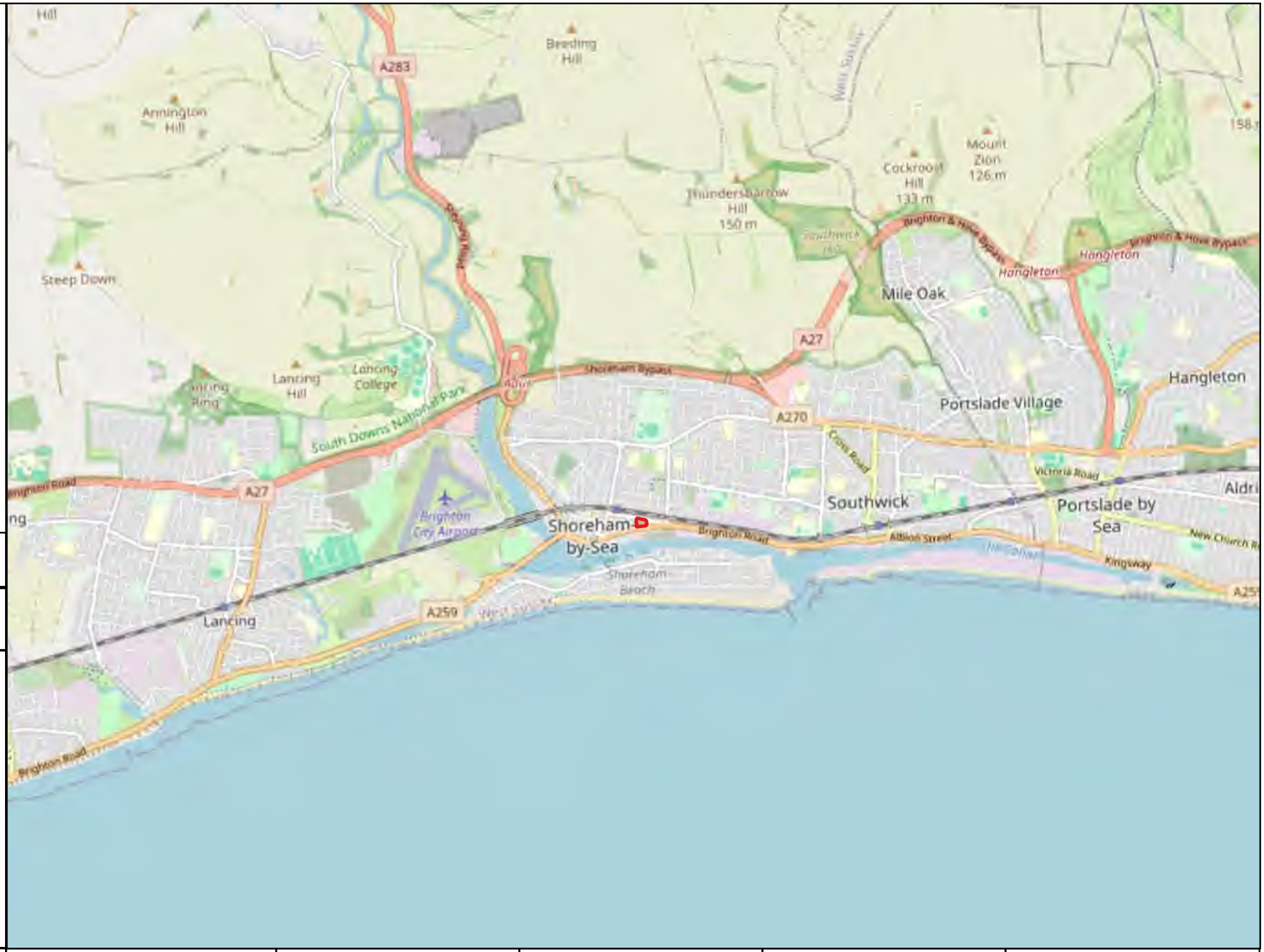
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

Appendix 2

Drawings

Key

Site Boundary



0 1 2 km

Scale	Paper Size
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OMNIA

Job Title: Former Adur Civic Centre - Validation	Client: PMC Construction	Project Number: A12064-2	Date: 10/09/2026	Drawing Title: Figure 1.0 Site Location Plan
		Drawn By: C. Marshall	Authorised By: H. Spurling	

Key

Site Boundary

0 10 20 m

Scale	Paper Size
1:500	A4

Contains client supplied drawing from HGP Architects (ref 22.087-HGP-ZZ-00-D-A-1000) dated Nov 2023.

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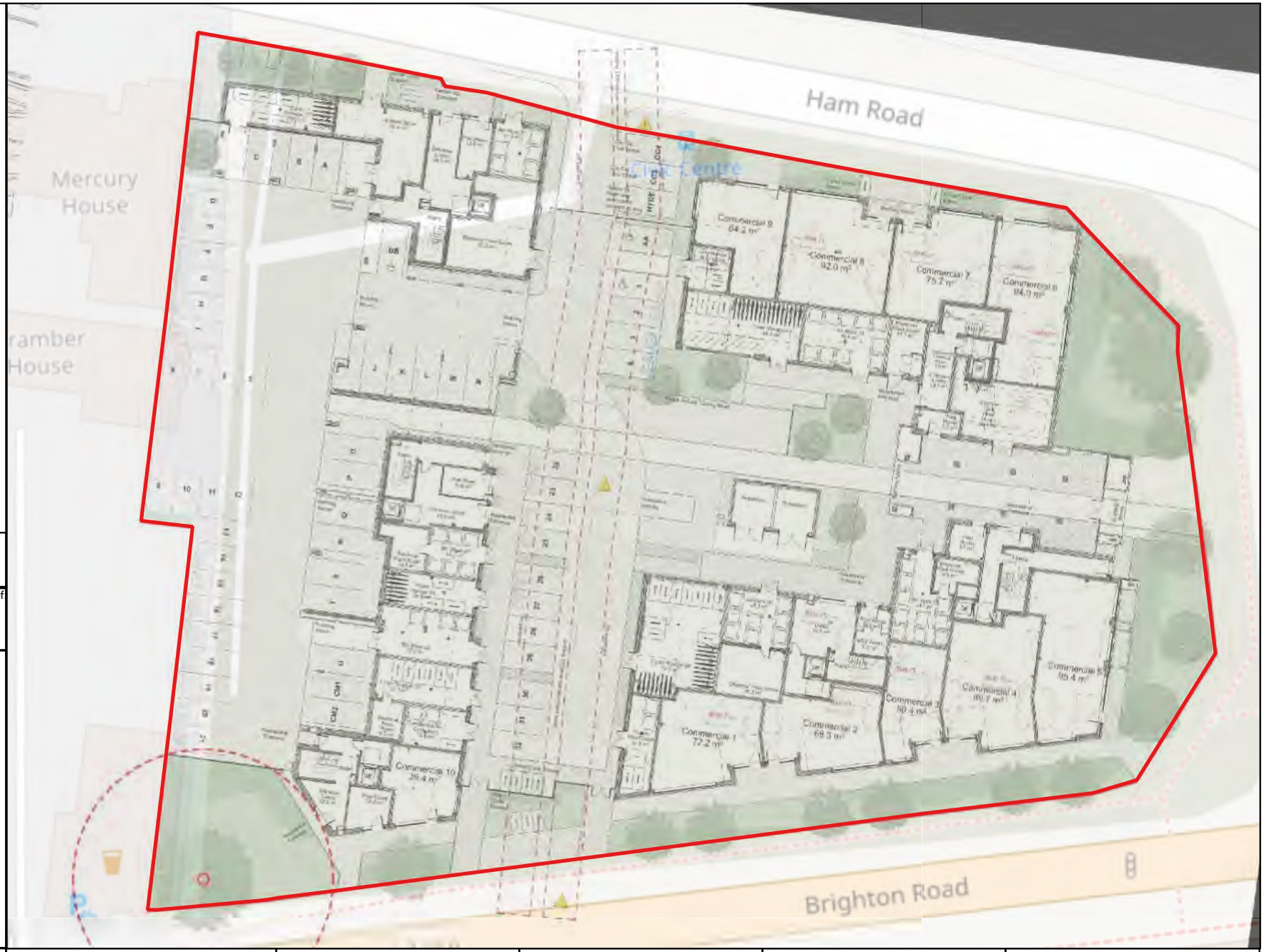

OMNIA	Job Title: Former Adur Civic Centre - Validation	Client: PMC Construction	Project Number: A12064-2	Date: 10/09/2026	Drawing Title: Figure 2.0 Proposed Development Plan
			Drawn By: C. Marshall	Authorised By: H. Spurling	

Key

- Site Boundary
- Intrusive Locations - Main Investigation Ref: 20392/MIR Rev1.0
- Intrusive Locations - Supplementary Investigation Ref: 17882/MIR_R27

0 10 20 m

Scale	Paper Size
1:800	A4

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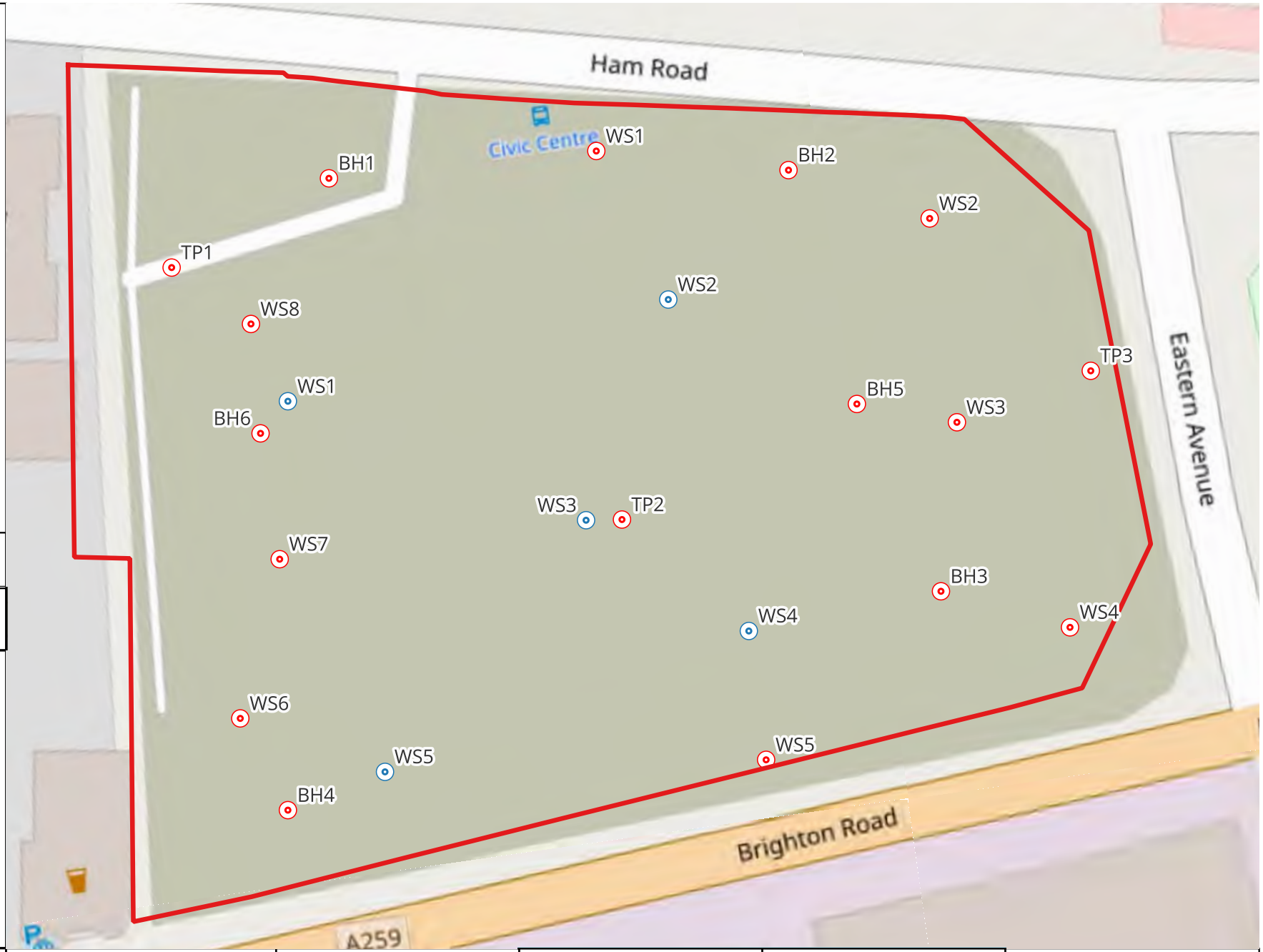

OMNIA	Job Title: Adur Civic Centre, Shoreham	Client: PMC Construction	Project Number: A12064-2	Date: 10/09/2026	Drawing Title: Figure 3.0 - Soils Intrusive Locations
			Drawn By: C. Marshall	Authorised By: H. Spurling	

Key

- WS1 - PAH, Lead, Asbestos
- WS2 (Main) - PAH, Lead
- WS3 - Lead
- WS4 - PAH, Lead
- WS5 - Lead
- WS6 - Lead
- BH3 - Lead
- WS2 (Supplementary) - PAH, Lead

0 10 20 m

Scale	Paper Size
1:800	A4

Drawing provided by PMC Construction

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OMNIA	Job Title: Former Adur Civic Centre - Validation	Client: PMC Construction	Project Number: A12064-2	Date: 10/09/2026	Drawing Title: Figure 4.0 - Exceedance Locations
			Drawn By: C. Marshall	Authorised By: H. Spurling	

Key

- Site Boundary
- Asbestos Hotspots

0 20 40 m

Scale	Paper Size
1:1,000	A4

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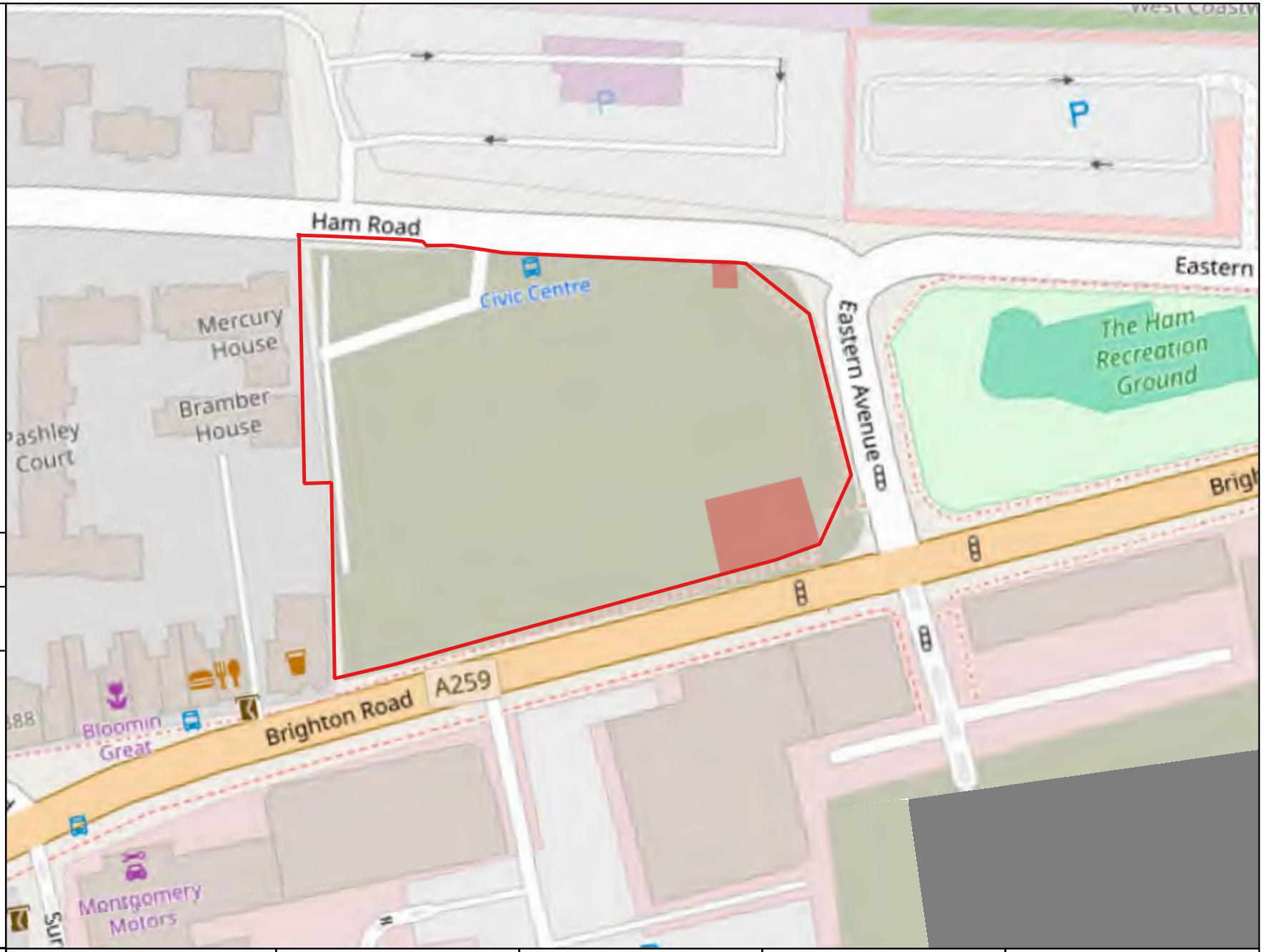

OMNIA	Job Title: Adur Civic Centre, Shoreham	Client: PMC Construction	Project Number: A12064-2	Date: 29/09/20236	Drawing Title: Figure 5.0 - Asbestos Hotspot Areas
			Drawn By: H. Spurling	Authorised By: O.Maxwell	

Key

- Site Boundary
- Areas Requiring 450mm clean capping
- Areas requiring 300mm clean capping

Ref: RMS A12064/1.0

0 10 20 m

Scale	Paper Size
1:500	A4

Drawing provided by PMC Construction

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OMNIA	Job Title: Adur Civic Centre, Shoreham	Client: PMC Construction	Project Number: A12064-2	Date: 29/09/2026	Drawing Title: Figure 6.0 - Areas Requiring a Clean Cover System
			Drawn By: H. Spurling	Authorised By: O.Maxwell	

Key

- Site Boundary
- Validated Locations
- Areas Requiring 450mm clean capping
- Areas requiring 300mm clean capping

Ref: RMS A12064/1.0

0 10 20 m

Scale	Paper Size
1:500	A4

Drawing provided by PMC Construction

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OMNIA	Job Title: Adur Civic Centre, Shoreham	Client: PMC Construction	Project Number: A12064-2	Date: 29/09/2026
			Drawn By: H. Spurling	Authorised By: O.Maxwell

Drawing Title: Figure 7.0 - Validation Sampling Location Plan

Appendix 3

Statement of Completion of Asbestos Watching Brief

WESSEX DEMOLITION & SALVAGE LTD

Unit 1, Fort Fareham Industrial Estate, Fareham, PO14 1AH
Tel: 01489 780063 Fax: 01489 780582

Re: Adur Civic Centre - Asbestos Contaminated Waste Statement

During the watch and brief of the remediation of the site Wessex encountered two hotspot areas that contain asbestos cement debris within the area of historic foundations outside of the building footprint. Please see marked up plan below:



Wessex Health and Safety Manager Rowan Taylor was informed who then undertook an immediate review to the RAMS implementing a asbestos debris removal methodology ***Demolition Method Statement - Former Adur Civic Centre, Ham Road, Shoreham By-Sea Rev2***.

UKATA CATB asbestos trained operatives acting as pickers wearing half face respirator with P3 filter (correctly face fitted) & disposable coveralls (Type 5 hooded overalls) where in attendance undertaking a watch and brief with the machine operative throughout the removal operations of the asbestos cement debris as and when it was discovered during the remediation works.

As previously mentioned above UKATA operatives undertook a watch and brief with the machine operative as the historic foundations were being removed. The machine operative removed the historic foundations excavating the contaminated area using the excavators bucket attachment lacing the arising as he progressively processed the associated area stopping at regular intervals in order for operatives to undertake a surface pick of the area.

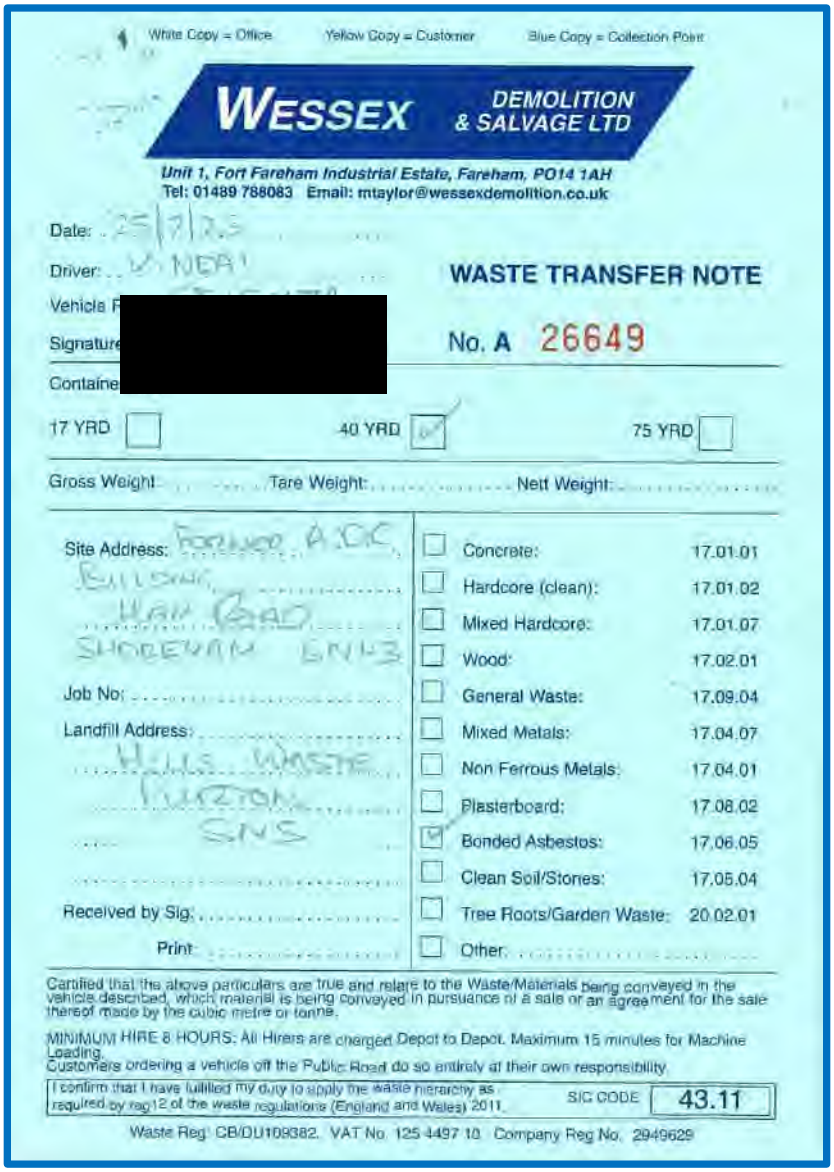
UKATA asbestos trained operatives repeatedly undertook a surface pick hand picking any asbestos cement debris was then loaded into the asbestos waste bin, the above mentioned was repeated until all asbestos cement debris was removed in its entirety.

All disposable coveralls and PPE that were used by operatives removing the ACM's was classed as asbestos waste and disposed of accordingly, the items were double bagged into asbestos waste sacks, sealed and placed into the asbestos waste bin.

A consignment note was then raised in order for the asbestos waste to be transited to Hills waste solutions (licensed waste facility) where the asbestos waste was disposed of.

Please see below copies of the waste transfer note, Consignment note & Hills Waste Transfer Note (incoming).

Wessex Waste Note:



White Copy = Office Yellow Copy = Customer Blue Copy = Collection Point

WESSEX DEMOLITION & SALVAGE LTD

Unit 1, Fort Fareham Industrial Estate, Fareham, PO14 1AH
Tel: 01489 788083 Email: mtaylor@wessexdemolition.co.uk

Date: 25/7/23

Driver: W. NEAL

Vehicle R [redacted]

Signature

Containe

WASTE TRANSFER NOTE

No. A 26649

17 YRD ☐ 40 YRD ☑ 75 YRD ☐

Gross Weight ..... Tare Weight: ..... Nett Weight: .....

Site Address: FORMER A.D.C. BUILDING, HAM ROAD, SHOREHAM BN43

Job No: .....

Landfill Address: HILLS WASTE, LITTON, SN5

Received by Sig: .....

Print .....

☐	Concrete:	17.01.01
☐	Hardcore (clean):	17.01.02
☐	Mixed Hardcore:	17.01.07
☐	Wood:	17.02.01
☐	General Waste:	17.09.04
☐	Mixed Metals:	17.04.07
☐	Non Ferrous Metals:	17.04.01
☐	Plasterboard:	17.08.02
☑	Bonded Asbestos:	17.06.05
☐	Clean Soil/Stones:	17.05.04
☐	Tree Roots/Garden Waste:	20.02.01
☐	Other:	

Certified that the above particulars are true and relate to the Waste/Materials being conveyed in the vehicle described, which material is being conveyed in pursuance of a sale or an agreement for the sale thereof made by the cubic metre or tonne.

MINIMUM HIRE 8 HOURS. All Hirers are charged Depot to Depot. Maximum 15 minutes for Machine Loading.
Customers ordering a vehicle off the Public Road do so entirely at their own responsibility.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by reg12 of the waste regulations (England and Wales) 2011. SIC CODE 43.11

Waste Reg: CB/DU109382. VAT No. 125 4497 10. Company Reg No. 2949629