Verification Report relating to condition 04 (Contamination strategy) on planning approval for new build at 114 Old Fort Road - Application number AWDM/2021/22

planning@adur-worthing.gov.uk

Dear Gary Peck,

To recap, a thorough ground investigation was carried out before the project started by 'Ashdown site investigation Ltd', and a Contamination report and Remediation strategy produced (attached to this email). The contaminants were in varying depths, and a result of fuel ash being dumped on the site before the existing house was built.

Ashdown summarised the options for remediation as:

The method chosen for remediation must be achievable by the groundworker, using techniques that they are familiar with. It is therefore considered that the remediation proposals could either comprise the complete removal of the contaminant source (the made ground soils), or the provision of a cover system to sever the contaminant pathways in areas where the end users may reasonably be expected to be exposed to the soils or soil derived dust.

They went on to say:

It is therefore considered that the only areas where end users could feasibly come into contact with the underlying made ground, where soil derived dust could be generated, and where the potential growing of fruit and/or vegetables may occur, is within those planted areas in the rear garden and adjacent to the driveway. Remedial measures are therefore required within these areas.

Although not required, the architect (Jim Miller), said he would prefer the ground below the proposed house was also treated with the same strategy, as he was concerned that the contaminants could affect the insulation below the main slab. As the house was being built to Passivhaus principles, we already needed to significantly reduce the ground across most of the

site to allow for drain runs below the 300mm thick Foamglas insulation, with a 280mm thick reinforced slab above, then another 80mm of internal floor build up, before we were at internal finished floor level.

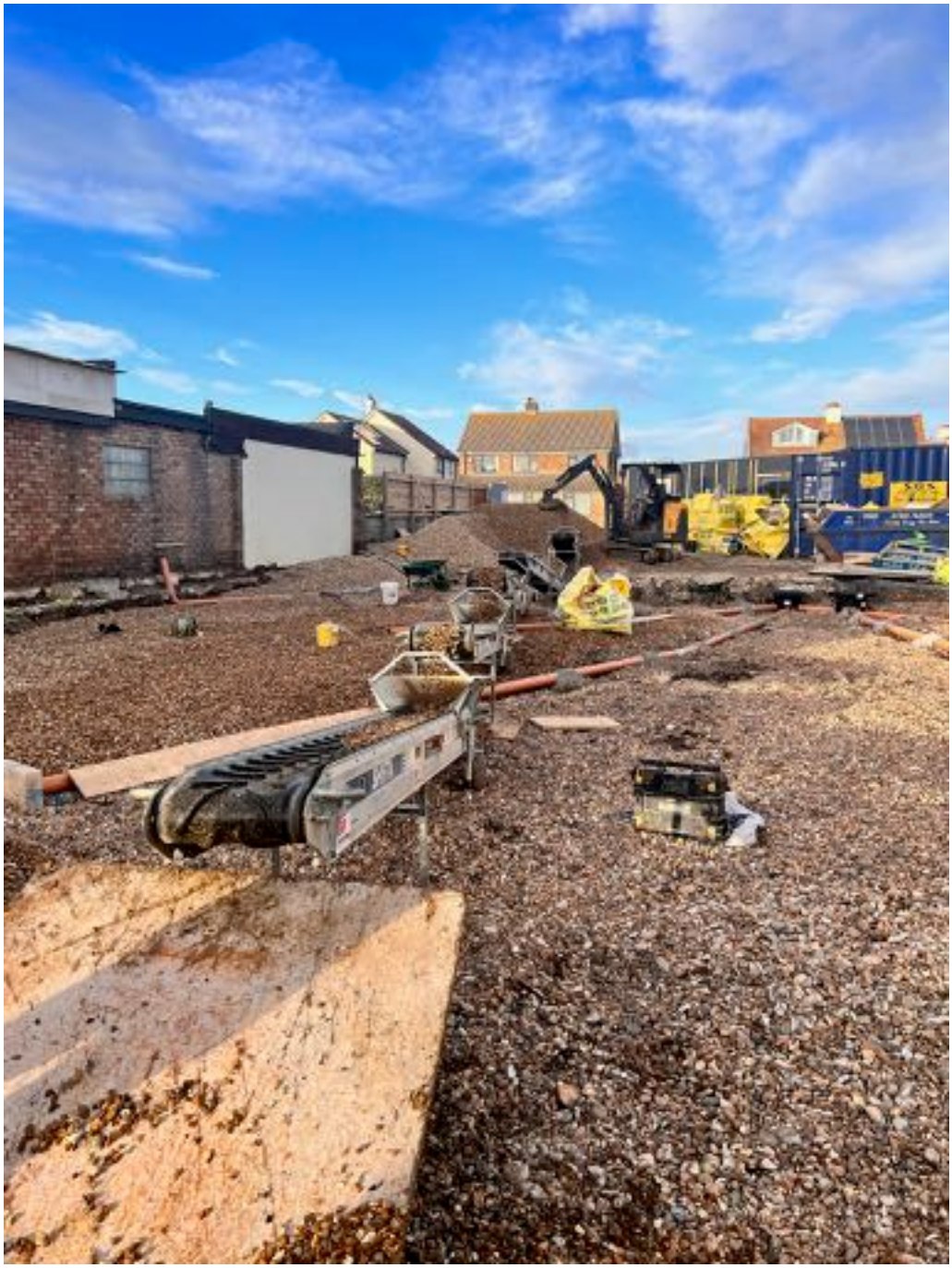
Due to the nature of shingle, and the difficulty in neatly grading different areas to varying heights, we calculated how much of the contaminants would be left once we had met Ashdown's requirements, and the architects preference for contaminant removal below the proposed groundworks, and decided to remove it all, using excavators to dig out, conveyor belts to move it to the front of the site, and a grab lorry to collect and take away.



Conveyor belts moving the remaining contaminated shingle from the back of the site

In total we removed approximately 224 tonnes of shingle from the site through 'HGS Southern services', until we were below the contaminant levels shown on the borehole test results, and into clean shingle. Protective clothing and masks were worn if touching the contaminants, and masks are worn on days where it was dry and there was a risk of it becoming airborne,

although this didn't seem to be a problem, as we misted the pile, or any other shingle that needed moving, when it became dry.



See pile at front of the site, ready to be taken away.

Please let me know if there is anything else you require to satisfy this condition.

Kind regards,

Tim Martin
Roots Construction Ltd