



COMPLETION REPORT

**WEST END NURSERY, ROUNDSTONE LANE, ANGMERING, BN16
4AX**

For

CALA Homes Ltd

Version Control

Project Name: Angmering

Project Number: 6033

Document Title: 6033.CR.LH.08072016v3

	First Version 08.07.16	Second Version 28.07.16	Third Version 30.08.16
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1. Introduction

Keltbray Remediation (KR) was instructed by CALA Homes South Home Counties (CALA) Limited (the 'Client') to carry out remediation works on the West End Nursery, Roundstone Lane, Angmering, BN16 4AX ('the Site'). A site location plan is shown in Figure 1, **Attachment A**.

The key objective of this report is to provide sufficient evidence of remediation works, undertaken from 20th April to 29th June 2016. The report also aims to provide a record of works to satisfy the client's supervisor RSK Environment Limited (RSK), Environment Agency (EA) and Arun District Council (ADC) that remedial works have been completed and contamination on site has been sufficiently managed to allow ongoing development.

1.1 Background and Key Design Information

Historical mapping indicates the site was largely used as arable farmland up until 1943 by which time the western half of the site was developed as the West End Nursery comprising eight glasshouses and chimney (believed to be a boiler house). Between 1943 and 2014 the site was subject to various phases of demolition and redevelopment, during which two bunds were formed along the eastern and western boundaries. Anecdotal evidence reported that the bunds were formed from materials associated with the demolition of greenhouse buildings during this period.

Due to previous land uses and the intention to redevelop the site (residential end use with private gardens and communal soft landscaping) CALA employed RSK to undertake some trial pitting to assess any potential geo-environmental liabilities associated with the site. This investigation identified various inclusions of mixed waste such as; plastic sacks and sheeting, polystyrene, metal, glass, wood and Asbestos Containing Material (ACM) throughout the two bunds. Subsequently, RSK derived a Remedial Strategy, Document no 27621-R03 (01) (referred to herein as 'RSK Remedial Strategy') outlining a proposed methodology for a cover layer system across the site. In April 2016 KR issued a proposal letter (T6139.T.NI.15042016) presenting cost to CALA for the regrading and placement of a cover layer system across bunds A, B and C and a central public open space (POS) (see Figure 2, **Appendix A** for further details). A more detailed description of these work are outlined below:

1.2 Scope of works

In conjunction with the CALA project team, Keltbray devised a scope of works, specifically to address the requirement of the RSK Remedial Strategy. Key deliverables within the Keltbray works package are as follows:

- Excavate 1m of ACM soils across the western perimeter bund (bund A) adjacent to Roundstone Lane
- Complete a cut to 600mm below existing site levels facilitating the infrastructure development of the new access road based on the revised development plan
- Excavation of ACM made ground soils to 600mm below existing ground levels around the L-shaped bund surrounding the residential property (bund B)
- Excavate made ground soils within proposed POS area to reveal natural ground
- Process made ground arising's to remove visible ACM products
- Over dig natural to provide suitable 'site won' capping material for bund areas
- Utilise subsequent void space from capping excavation works to accommodate treated made ground fines
- Cap exposed western bund (bund A) and L-shaped cut (bund B) around the existing residential property with 600mm site won suitable cover material
- Cap eastern bund (bund C) and POS over-dig area with 600mm suitable site won material

Validation of the thickness and chemical status of the material was undertaken from RSK and will be reported in a separate report.

1.3 Information Sources

The following information sources should be read in conjunction with this report:

- RSK (February 2015) Geo-Environmental Site Assessment. Project no. 27621-R01 (01)
- RSK (June 2015) Geo-Environmental Site Assessment. Project no. 27621-R02 (00)
- RSK (January 2016) Remedial Strategy. Project no. 27621-R03 (01)
- Keltbray Remediation (April 2016) Remediation Proposal. T6139.T.NI.15042016

1.4 Project personnel and Roles

The following organisations and individuals were responsible for undertaking the remediation of the site:

Table 1: Project Personnel and Roles

Role	Personnel
Client	CALA Homes (South Home Counties) Limited
Client Project Manager	Gary Biggs - CALA Homes (South Home Counties) Limited
Client Supervisor	Andrew James - RSK
Implementation Manager	Matthew Barrow - Keltbray Remediation
Site Manager	Rob Hook - Keltbray Remediation
Health and Safety Officer	Martin Sprange - Keltbray
Environmental Health Officer	Matthew Kennett - Arun District Council
Regulator	Environment Agency
Asbestos Air Monitoring	Envirochem

1.5 Key Correspondence

A summary of the key correspondence with the Local Authority (LA) and the Environment Agency (EA) is shown in Table 1. A copy of the correspondence has been reproduced in **Attachment B**.

Table 2: Key Correspondence

Date	Outcome	Attendees
Correspondence with LA		
03/05/2016	Email notifying Arun District Council of the start of works	Email correspondence between B. Bozkurt (KR) and M. Kennett (Arun)
07/06/2016	Keltbray proposal to reduce the asbestos air monitoring from full day monitoring to half days	Email correspondence between M. McGowan (KR) and M. Kennett (Arun)
09/06/2016	Arun District Council agreed to the proposal to reduce the asbestos air monitoring	Site meeting with C. Bourgouin (KR) and M. Kennett (Arun)
Correspondence with EA		
25/02/2016	Email submitting the MTP for deployment to the EA	Email correspondence between C. Bourgouin(KR) and PSC Waste (EA Permitting)

Date	Outcome	Attendees
18/04/2016	EA responded with queries regarding MTP deployment	Email correspondence between J. Murray (EA) and J. Holliday (KR)
20/04/2016	KR answered MTP queries	Email correspondence between F. Barnard(KR) and J. Murray (EA)
22/04/2016	Submission of Material Management Plan application	Online application made by the Qualified Person (QP)
26/04/2016	Email response for the MMP declaration	Email correspondence between Waste Exemption (EA) to J. Potter(QP)
03/05/2016	EA sent confirmation of deployment of MTP	Letter from Grant Wilson (EA) to KR
03/05/2016	Email notifying EA of the start of works	Email correspondence between B. Bozkurt (KR) and S. Brown (EA Permitting)
05/05/2016	Email notifying EA of the start of remediation	Email correspondence between B. Bozkurt (KR) and PSC Waste [REDACTED] (EA Permitting)
11/05/2016	Email notifying EA of the changed locations of the environmental monitoring stations and processing area	Email correspondence between B. Bozkurt (KR) and PSC Waste [REDACTED] (EA Permitting)

2. Detailed Description of Works

2.1 Pre-mobilisation Activities

Various licences and consents were acquired to facilitate the site wide remediation works.

2.1.1 Services

Several live services required decommissioning prior to works commencing; this was the responsibility of the Client and carried out by third parties.

2.1.2 Materials Management Plan

All arisings were managed and reused under the auspices of a Materials Management Plan (MMP) prepared in accordance with the CL:AIRE Definition of Waste Code of Practice (DoWCoP). A copy of the declaration is included in **Attachment C**.

2.1.3 Mobile Treatment Permit

Given the volume of soil and groundwater requiring treatment over the course of the project (> 1,000m³) a Mobile Treatment Permit was deployed under the existing Mobile Plant Permit (EPR/CB3902KF). This details the method employed for treating soils and groundwater and managing any environmental impacts associated with these works. A copy of this permit is included within **Attachment D**.

2.1.4 Southern Water Consent

Prior to the works, an application was submitted and approved by Southern Water permitting discharge of groundwater from the site, ref. 16724 issued to KR on the 23rd March 2016. A copy of this consent is included within **Attachment E**. KR did not discharge any water from site and therefore did not use this consent.

2.1.5 Community Liaison

KR hand delivered a letter dated 20th April 2016 to inform the neighbouring residents of the commencement of works on the site. This provided residents with a brief description of the upcoming works and key contacts in case they needed to speak to the team about any potential nuisance caused. A copy of this letter can be found in **Attachment F**.

2.1.6 Establish Site

KR established site compound and welfare facilities on 20th April 2016.

2.2 Excavation

There were three bunds of asbestos containing materials (ACM) on site; the distribution of the asbestos found in the RSK site investigations is shown in Figure 5 of the RSK Remedial Strategy. KR were contracted to excavate two of these bunds; Bund A located on the eastern boundary alongside Roundstone Lane and Bund B which was the 'L' shaped bund located to the south of Bund A, this bund surrounded a residential property. Figure 2, **Attachment A** shows the locations of the bunds.

2.2.1 Bund A

In accordance with the KR Remediation Proposal, 1 m of ACM soils across the western perimeter bund adjacent to Roundstone Lane was excavated. An additional 600 mm below existing levels on site was cut from part of Bund A to facilitate the infrastructure development of the new access road, in accordance with section 5.1.4 of the RSK Remedial Strategy (see also, Appendix B of the KR Remediation Proposal).

2.2.2 Bund B

In accordance with the KR Remediation Proposal, ACM made ground soils in Bund B were excavated to 600 mm below existing ground levels.

2.2.3 Public Open Space

The Public Open Space (POS) area is shown in Figure 2, **Attachment A**. This was used as a borrow pit from which natural soil, beneath the made ground, was excavated in order to provide suitable thickness of cover layer across the bunds. The total area of the POS was 8801 m² of which 5773 m² was excavated. For further information on capping, see Section 2.4 of this report.

2.3 Processing

The excavated material was moved to, and stockpiled in, the processing area. Once in the processing area, the soils were hand-picked for visible ACM and plastic by Category B trained asbestos operatives. An Allu bucket was also deployed to further process the materials once the ACM had been picked. The excavation and processing activities were carried out under strict asbestos controls under Notifiable Non-Licensed works conditions, for further details of asbestos controls see Section 3.1.1.

2.4 Capping

In accordance with the RSK Remedial Strategy section 5.2.1, a suitable clean cover layer was required in order to break the identified pollutant linkages – i.e. to prevent inhalation of asbestos fibres from the bunds from workers and future site users.

Following RSK's recommendations in Section 5.1.4 of their Remedial Strategy a geomarker layer was placed between the materials won from regrading the bunds and the 'clean' soil layer.

Photographs of the progress of works including the excavation, processing and addition of the clean cover are shown in **Attachment G**. Figures 3 and 4, **Attachment A** show the Bund A and Bund B Fill Volumes and the Bund C and POS fill volumes respectively.

2.4.1 Bunds

Once Bund A and Bund B had been excavated, a 600 mm clean capping layer was placed on the two bunds. The volume of soil filled in Bund A and Bund B was 2503 m³ and 825 m³ respectively.

An additional bund, Bund C, located on the eastern boundary of the site alongside the A280, was also capped with 600 mm clean cover material. The total fill volume for Bund C was 1000 m³.

2.4.2 Public Open Space

The POS over-dig area was filled with treated made ground and capped with 600 mm of suitable site won material using a 30 T bulldozer; this totalled a fill volume of 4217 m³.

2.5 Unexpected finds

Whilst KR were on site, groundworks contractors (Blaze) were carrying out work outside of the KR site area. The contractor notified the client of visible fragments of asbestos identified on the surface of the soil.

KR stopped the works of the groundworks contractors in order to assess the extent of the asbestos, prevent the risk of airborne asbestos fibres being released and protect the health of the workers. An initial site walkover was undertaken with representatives from KR and the client on 12th May 2016.

A grid was drawn up over the site area and on 24th and 25th May 2016 KR's surveyor and two trained asbestos pickers walked over the site. Where asbestos fragments were identified they were picked and their location surveyed. The results of the survey are shown in Figure 5, **Attachment A**.

Using points from the survey, an 'asbestos hotspot location plan' was created; see Figure 6, **Attachment A**. This identified four areas where the asbestos fragments were concentrated, generally in the north western quarter of the site. A strip of the area was undertaken until all visual fragments of asbestos were removed; the average depth was 670 mm, for further details on depths, areas and volumes see Figure 6, **Attachment A**. The hotspots were dug out under the same asbestos controls as the bund excavations; sprayed down with water and using trained operatives wearing RPE, see Section 3.1.1 for further details on asbestos controls. The total volume of material dug out from the hotspots was 1794 m³. This ACM was placed into the POS borrow pit, following the same methodology as the other ACM soils from the bunds; backfilled using a 30 T bulldozer.

2.6 Materials Management

Arisings from bunds and excavations were stockpiled onsite in accordance with the MMP. Throughout the duration of the works 12 stockpiles of material were created. Stockpiles were segregated into material streams based on their characteristics, contamination status, and location. All soils were treated in the processing areas in accordance with Section 2.3. Details of their origin, volume and fate can be found in **Attachment H**.

2.6.1 Off Site Disposal

Where possible, material was retained on site, however bulk asbestos, metal and general waste was removed from site in accordance with the Duty of Care Regulations. A summary of the material removed from site is shown in Table 3, a full export log and the waste transfer notes are shown in **Attachment I** and **Attachment J** respectively. The waste carrier licences and receiver permits can be found at **Attachment K**.

Table 3: Summary of material removed from site

European Waste Code	Waste Description	Loads	Receiving Facility
17 06 05*	Construction materials containing asbestos	1	Witcham Meadlands Landfill
17 09 04	Mixed construction and demolition wastes	2	Yapton Waste Recycling
20 01 04	Metal from household, commercial, industrial and institutional waste procedures	2	EMR

2.7 Chemical Sampling

Originally it was set out in the KR Remediation proposal that KR would be undertaking chemical sampling for validation purposes on the materials processed on site. However, in a deviation from the KR Remediation Proposal and as agreed by all parties, the client's consultant RSK undertook all the validation testing and will be reporting these results separately.

3. Environmental Controls and Monitoring

A summary of all quantitative and qualitative environmental monitoring results are detailed in Section 3.1- Section 3.5 of this report.

Qualitative monitoring was undertaken daily at the eight monitoring station locations (EMS 1, EMS 2, EMS 3, EMS 4, EMS 5, EMS 6, EMS 7, EMS 8) at the boundary of the site as per Figure 7, **Attachment A**. The daily environmental monitoring sheets are reproduced in **Attachment L**.

3.1 Asbestos

3.1.1 Controls

In accordance with the KR Remediation Proposal the work was deemed as 'Notifiable Non-Licensed Work' under Control of Asbestos Regulations 2012 (CAR 2012) there were a number of controls which needed to be in place prior to work commencing. These were as follows:

- Trained operatives;
- Occupational health medicals;
- Adequate suppression (jet wash);
- Air monitoring (see Section 3.1.3); and
- Warning signage.

When work was carried out on the bunds or in the processing area it was designated as a 'dirty' work area. This meant there was a requirement for operatives to use RPE and decontamination was required when leaving these areas and going into 'clean' areas. It was very important for the health of workers on site that these controls were adhered to, to prevent inhalation of airborne asbestos fibres.

3.1.2 Plant Decontamination

Further to the above outlined controls in Section 3.1.1, a plant decontamination procedure was implemented whenever plant moved from 'dirty' to 'clean' works areas. The plant was pressure washed by an asbestos trained operative in full RPE who took care to remove large lumps of spoil from tracks, buckets, wheels and skips. Vehicles working in the 'dirty' area had red cards placed in the cabin to show that they were 'dirty', once the decontamination procedure had been undertaken these cards were changed to green cards, indicating that they were 'clean'.

The purpose of this process was to prevent as far as reasonably practicable, the spread of asbestos during KR's works. To evidence the process, each time this was carried out a 'Decontamination sheet' was completed and photos were taken, these have been reproduced in **Attachment M**.

3.1.3 Air Monitoring

Asbestos air monitoring was carried out daily site by Envirochem Analytical Laboratories Ltd (Envirochem) a UKAS accredited asbestos company (registration no. 1227). A combination of high flow sampling pumps (flow range between 4 and 16 litres/min) and personal monitoring equipment were used during all monitoring events targeted in close proximity to our working areas or down gradient of the prevailing wind direction. All the results from this monitoring were below the CAR2012 control limit of 0.1 asbestos fibres per millilitre of air and not deemed to present an unacceptable risk. The full results are shown in **Attachment N**.

From the start of the job until 9th June 2016 the asbestos air monitoring analysts undertook a full day of asbestos air monitoring, equating to 12 pumps per day. On the 7th June KR presented all the asbestos air monitoring data to ADC in order to show that there had been no exceedances of the CAR 2012 control limit and to propose reducing the monitoring to half day visits equating to 6 air pumps per day. On 9th June at a site meeting between C. Bourgoign of KR and M. Kennett of Arun District Council, it was agreed that half a day of asbestos air monitoring per day would be satisfactory until the end of the project. The full correspondence between KR and the Local Authority is shown in **Attachment B** and summarised in Table 2.

3.2 Dust

3.2.1 Quantitative Monitoring

Dust frisbees and dust bottles were set up along the site boundary, at monitoring station EMS 1-8. These were analysed on a fortnightly basis and these results are summarised in Table 4. A guidance value of 200 mg/m²/day (Institute of Air Quality Management (2012) 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites') was adopted.

There were a number of exceedances of the threshold criteria (as shown in red); these have been noted in the summary of results in Table 4. After each exceedance site practices were looked at identify potential actions to mitigate further exceedances in future. Full copies of the results are shown in **Attachment O**.

Table 4: Dust results summary

Sample ID	Sample Duration	Reported Dust Concentration (mg)	Dust Concentration (mg m ⁻² day ⁻¹)	Report reference	Comment
1	27/04 - 11/05/16	23	150	DUST BOTTLES 16-06816-01	Station 4, 6 and 8 are nearest
2		36	64		to processing areas and bunds.
7		23	41		Extra dust suppression was
4		130	240		Implemented which included
3		7.9	94.6	DUST DISCS ZKBRWEN.Gravimetric Analysis.160511	more stringent use of the jet
5		5.7	68.3		washer and CALA provided a road
6		18	215.6		sweeper
8		29.3	351.4		
1	11 - 25/05/16	33	59	DUST BOTTLES 16-06996-01	Vehicles in POS area caused
2		95	170		increased dust, but there was a
7		40	71		limited water supply from the
4		31	54		PC (CALA Homes) so unable to
3		9.5	114.3	DUST DISCS ZKBRWEN.Gravimetric Analysis.160525	suppress dust as much as require
5		20.7	248.1		required
6		21.4	256.6		
8		20.6	247.7		
1	25/05 - 08/06/16	67	120	DUST BOTTLES 16-07198-01	
2		150	260		Water in bottle was green so this
7		68	120		exceedance could have been
4		13	24		tree debris not dust.
3		Not analysed due to organic content		DUST DISCS ZKBRWEN.Gravimetric Analysis.160608	
5		7.3	88.1		
6		23.4	281.4		
8		25	300.6		
1	08 - 22/06/16	11	20	DUST BOTTLES 16-07404-01	
2		30	53		
7		12	21		
4		21	37		
3		10.5	126	DUST DISCS ZKBRWEN.Gravimetric Analysis.160622	
5		6.8	82.2		
6		10	120.2		
8		3.6	42.7		

3.2.2 Qualitative Monitoring

The majority of the daily qualitative dust results were recorded as 1: 'no noticeable issue' or 2: 'minor issue' therefore no further action or mitigation was required. There was one occasion where dust was recorded as 3: 'obvious issue' on 6th May 2016 at EMS 8 when vehicles were moving between bunds and stockpiles. This corresponds with the high

quantitative results from the same period. The issue was subsequently managed by using the jet wash more frequently as a means of dust suppression.

3.3 Noise

3.3.1 Quantitative Monitoring

Noise monitoring baselines were undertaken before the works began on 20th April 2016. A hand held noise monitor was used as part of the daily environmental monitoring at the eight environmental monitoring stations. The daily monitoring showed some exceedances of the threshold values, defined as 10 dB over the baseline value for the station. After each exceedance site practices were looked at identify potential actions to mitigate further exceedances in future. A full summary of the results and baseline is shown in **Attachment P**.

3.3.2 Qualitative Monitoring

The majority of the daily qualitative noise results were recorded as 1: 'no noticeable issue' or 2: 'minor issue'. There were three occasions where dust was recorded as 3: 'obvious issue' on 6th May 2016 at EMS 8 and 20th May 2016 at EMS 5 and EMS 6, on each occasion general vehicle movement and extra dust suppression effort was causing more than usual noise.

3.4 Odour/VOC

3.4.1 Quantitative Monitoring- PID

A photoionisation detector (PID) was used to measure benzene levels on site. This hand held detector was brought to site after SP7 was created on 25th May 2016. This particular stockpile had hydrocarbon odours and was situated in a sensitive location; near a local resident. Although the stockpile was covered, in accordance with stockpile management of asbestos containing material, bringing the PID to site was an extra measure of monitoring the impact of the works and assessing for compliance. The PID was used to monitor around this stockpile and in sensitive areas of site until 9th June 2016, the results are shown in Table 5 and **Attachment Q**.

Table 5: PID monitoring records

Date	Time	Monitoring Area	Benzene, ppm
25/05/2016	12:00	South end of West bund	0.05*
25/06/2016	12:03	Centre of West bund	0.05*
25/05/2016	12:06	West end of West bund	0.05*
25/05/2016	13:00	West end of SP7	<0.1
25/05/2016	13:05	North end of SP7	<0.1
25/05/2016	13:10	South-east end of SP7	<0.1
27/05/2016	14:15	North-west end of SP7	<0.1
27/05/2016	14:20	North-east end of SP7	<0.1
27/05/2016	14:25	South-east end of SP7	<0.1
27/05/2016	14:30	South end of SP7	<0.1
31/05/2016	15:30	West-side of SP7	<0.1
31/05/2016	15:33	West-north side of SP7	<0.1
31/05/2016	15:36	Treated stockpile	<0.1
01/06/2016	15:00	West-side of SP7	<0.1
01/06/2016	15:10	Treated SP12	<0.1

Date	Time	Monitoring Area	Benzene, ppm
07/06/2016	14:30	West side of SP7	<0.1
07/06/2016	14:35	Treated stockpile	<0.1
07/06/2016	14:40	Treated stockpile	<0.1
07/06/2016	14:45	West side of SP12	<0.1
07/06/2016	14:50	East side of SP12	<0.1
09/06/2016	14:00	Treated stockpile - located in PA	<0.1
09/06/2016	14:05	Treated stockpile - located in PA	<0.1
09/06/2016	14:10	East side of SP12	<0.1

* Initially a Benzene tube was used which generated the lower results, without the tube the LOD was 0.1 ppm Benzene.

The results show that limited Benzene was detected (greatest results 0.05 ppm Benzene) and therefore no further action was taken.

3.4.2 Qualitative Monitoring

All the daily qualitative odour results were recorded as 1: 'no noticeable issue' therefore no further action or mitigation was required.

3.5 Vibration

3.5.1 Qualitative Monitoring

There was no quantitative vibration monitoring required on site, subsequently only qualitative monitoring was undertaken. All the daily qualitative vibration results were recorded as 1: 'no noticeable issue' therefore no further action or mitigation was required.

4. Statement of compliance / suitability

Remedial works associated with the capping of bunds A, B, C and the POS are now deemed complete from an environmental / statutory liability view point. Further works to address the capping in other areas of the site will be addressed under a separate addendum report which will be forwarded to all consultees before the commencement of enabling and demolition works

Attachments

Attachment A – Figures

Figure 1: Site Location Plan, AG-F_1-12.02-V1

Figure 2: Site Layout, AG-SL-28.07-V1

Figure 3: Bund A and B Fill Volumes, AG-AH_1-05.07.16-V1

Figure 4: Bund C and Public Open Space Borrow Pit Fill Volumes, AG-AH_2-06.07.16-V1

Figure 5: Unexpected Finds Survey, AG-UFS-06.07.16-V1

Figure 6: Asbestos hotspots, AG-ACA-03.06.16-V1

Figure 7: Environmental monitoring stations, AG-EMS-08.07.16-V1

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Attachment H – Stockpile register

Attachment I – Export log

Attachment J – Waste Transfer and Consignment Notes

Attachment K – Waste carrier and receiver licences

Attachment L – Daily Environmental Monitoring Sheets

Attachment M – Plant Decontamination Sheets

Attachment N – Asbestos Air Monitoring Results

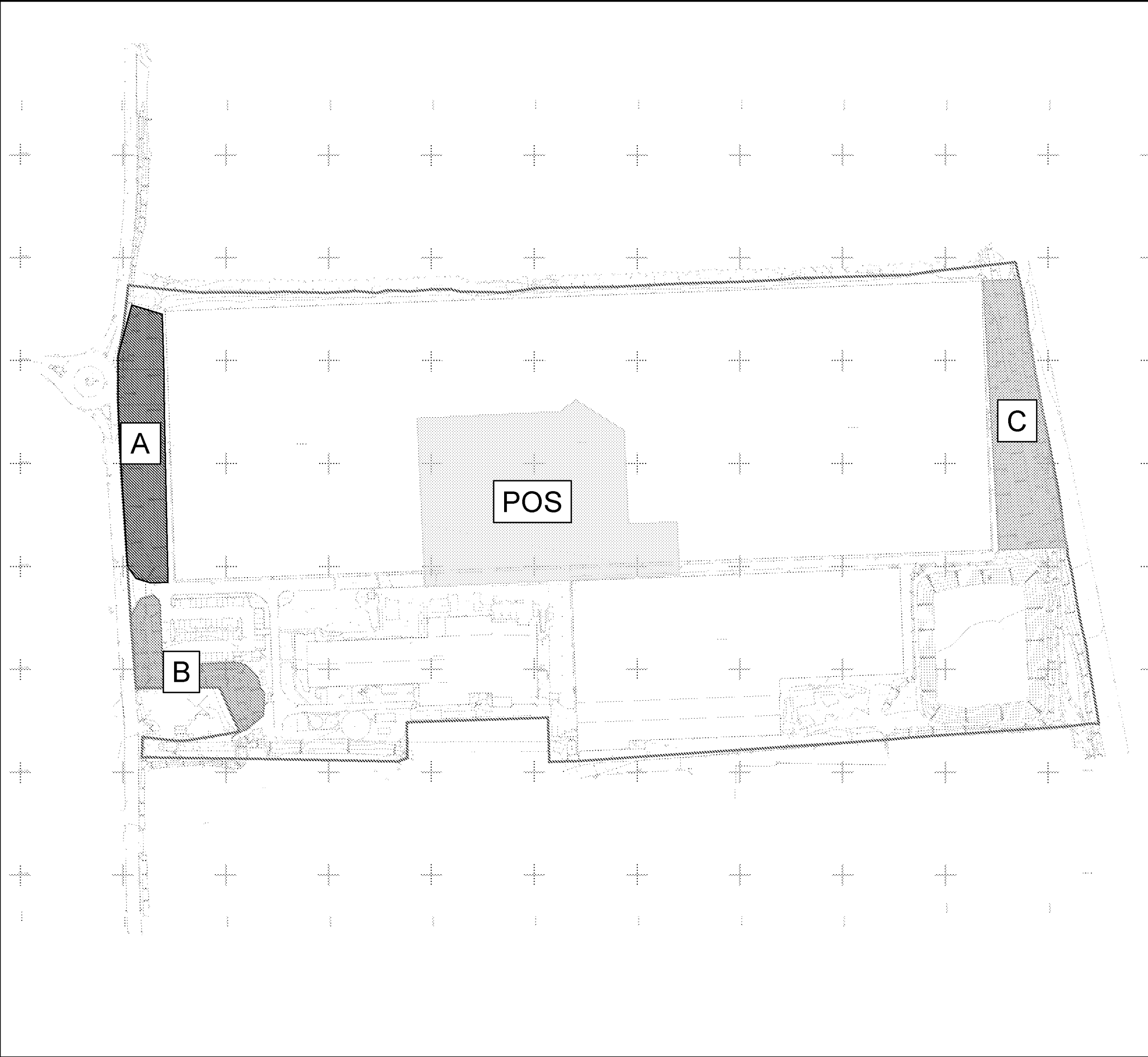
Attachment O – Dust Results

Attachment P – Noise Results

Attachment Q – PID results



Rev	DESCRIPTION	DB	DATE
keltbray Remediation			
Contract title Angmering, West Sussex			
Drawing title Figure 1 - Site location map			
Client CALA Homes (South Home Counties) Ltd.			
Drg status ISSUE for information			
Scale 1:5000@A3	Drawn by MP	Checked by LH	Date 12.02.2016
Drawing No. AG-F_1-12.02-V1			Rev. -



KEY	
	Site boundary
	Bund A
	Bund B
	Bund C
	Public Open Space (POS area)

Rev	DESCRIPTION	DB	DATE



Contract title
Angmering, West Sussex

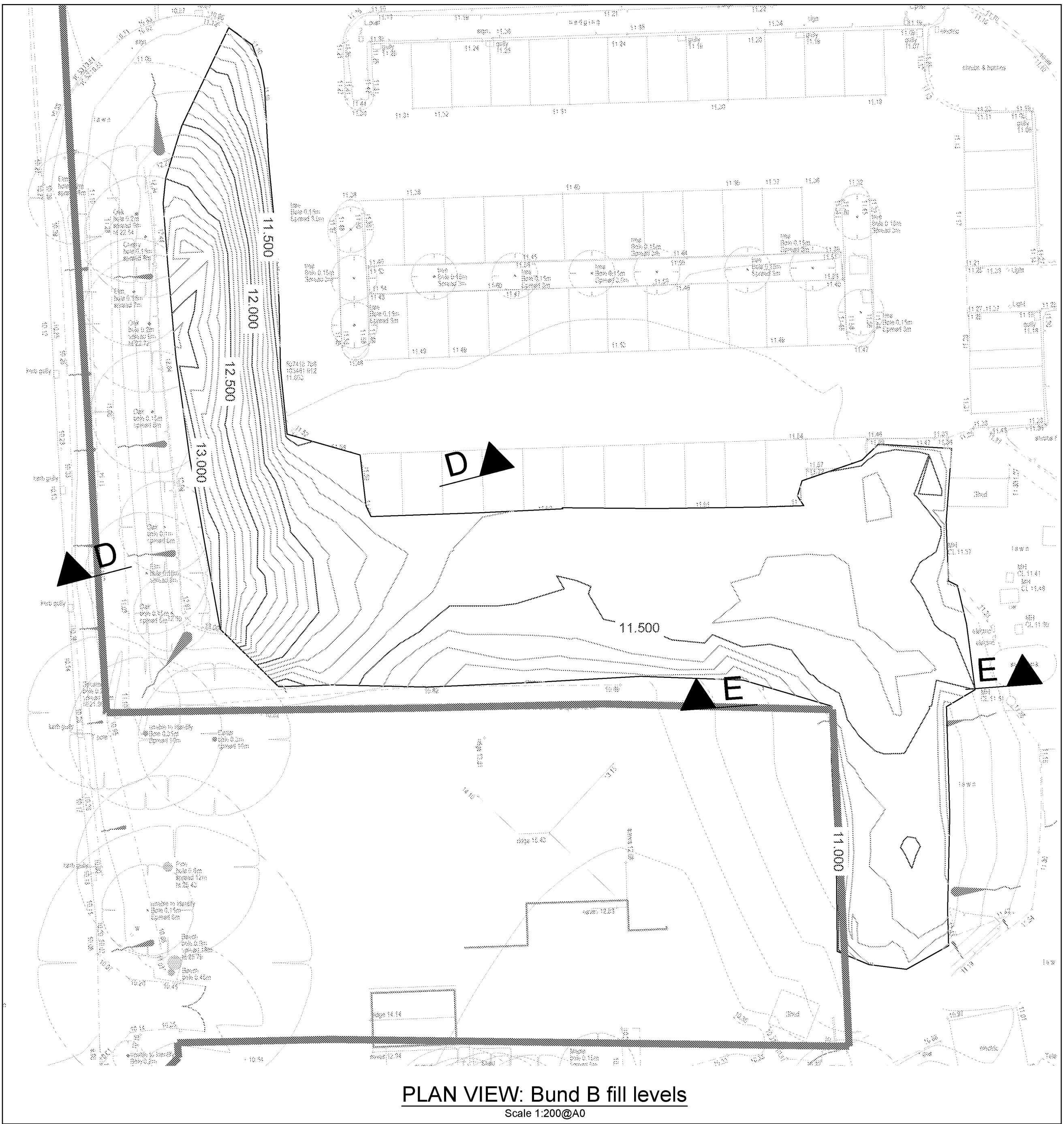
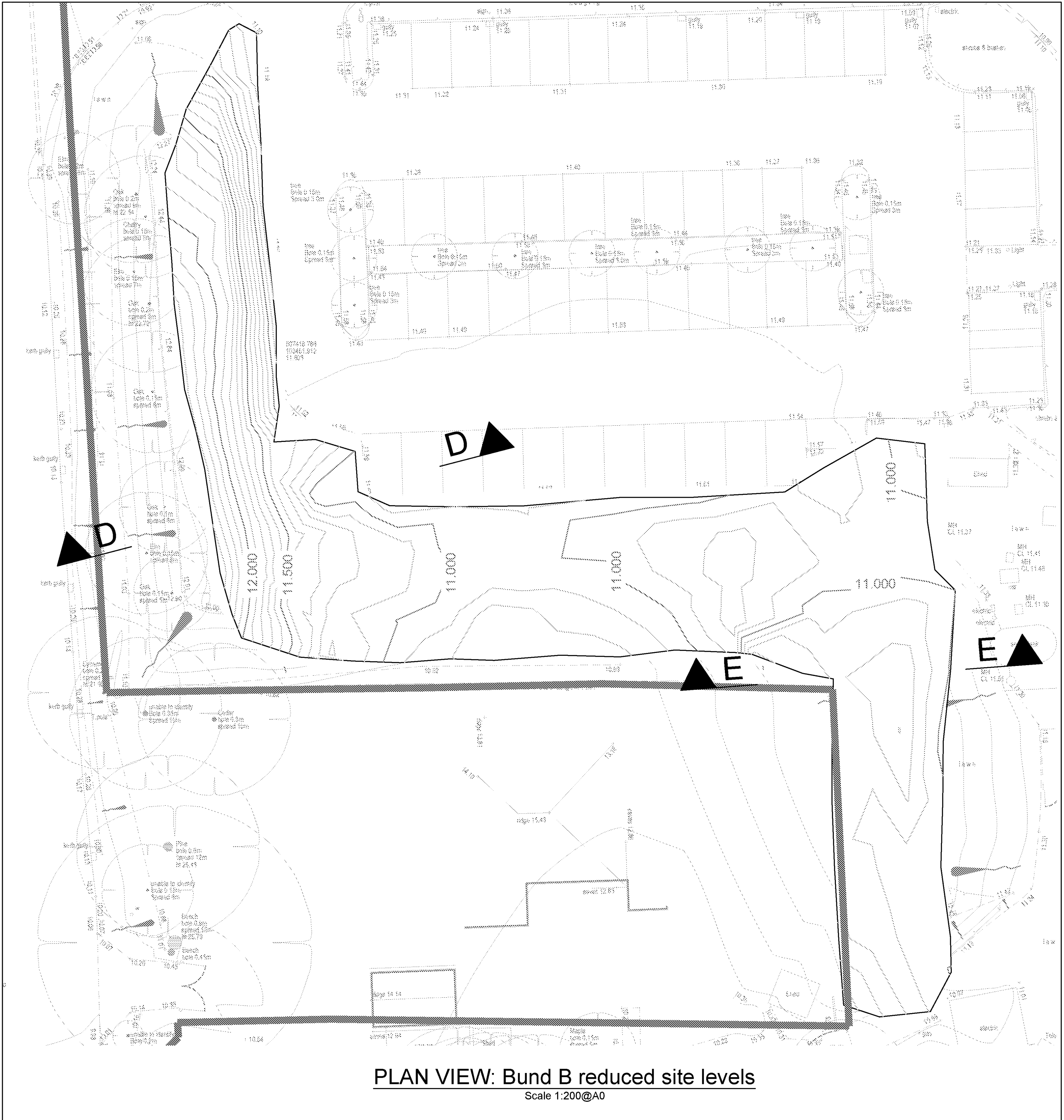
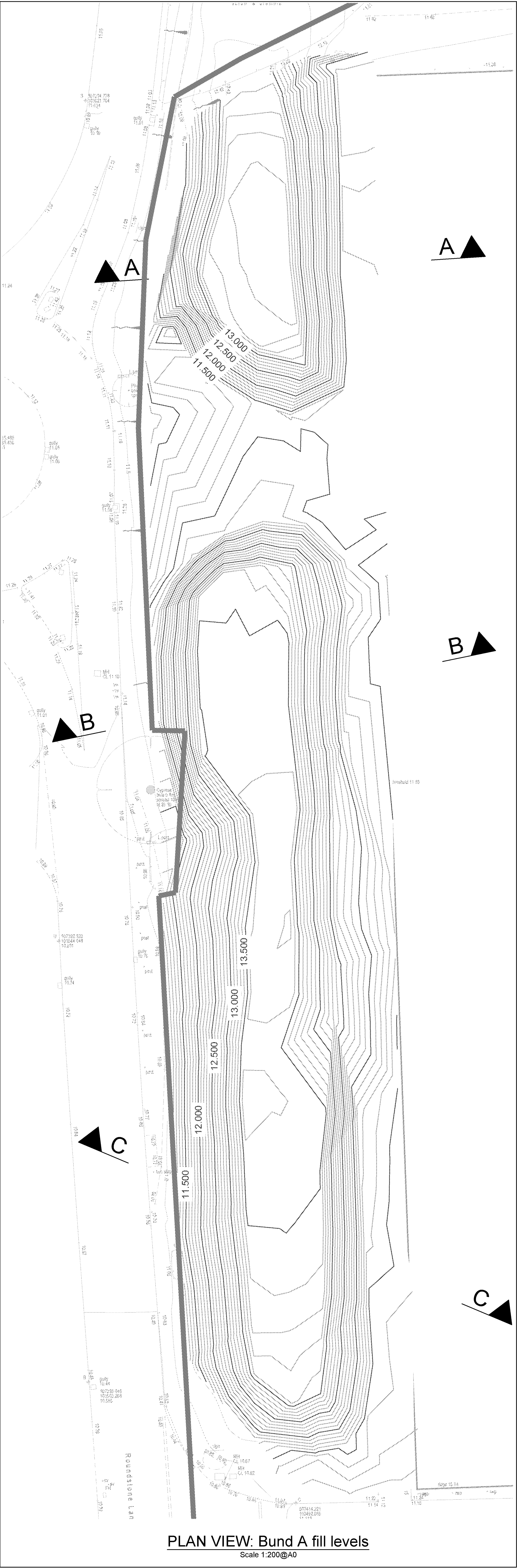
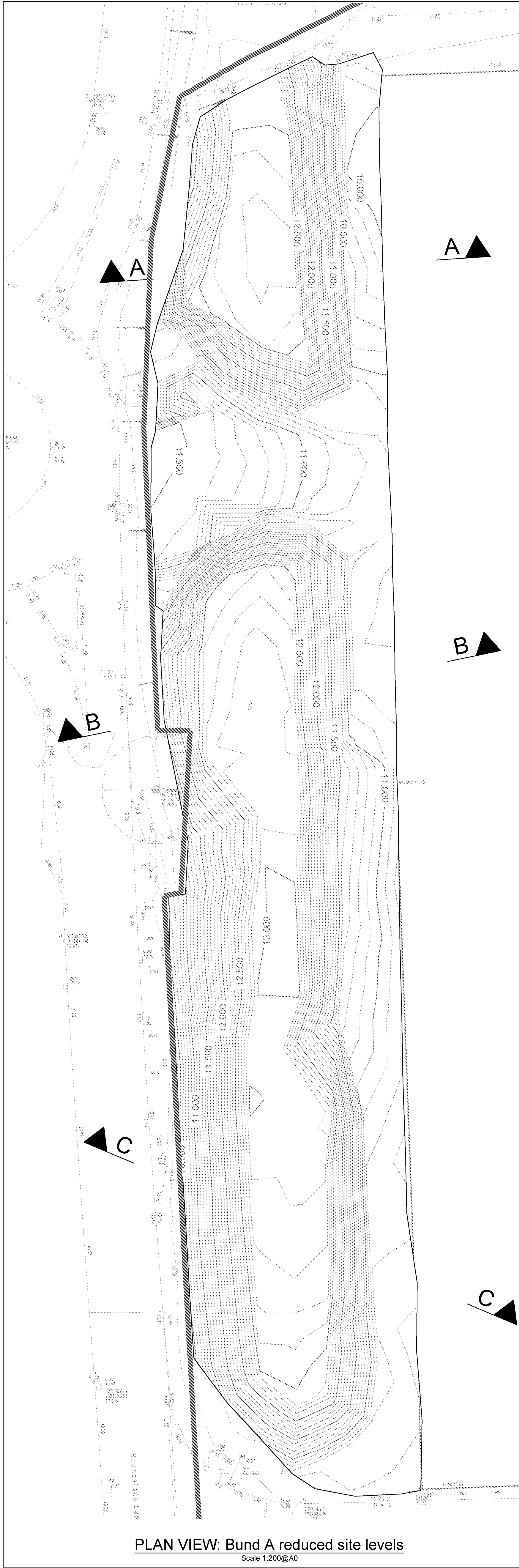
Drawing title
Figure 2 - Site Layout

Client
Cala Homes (South Home Counties) Ltd.

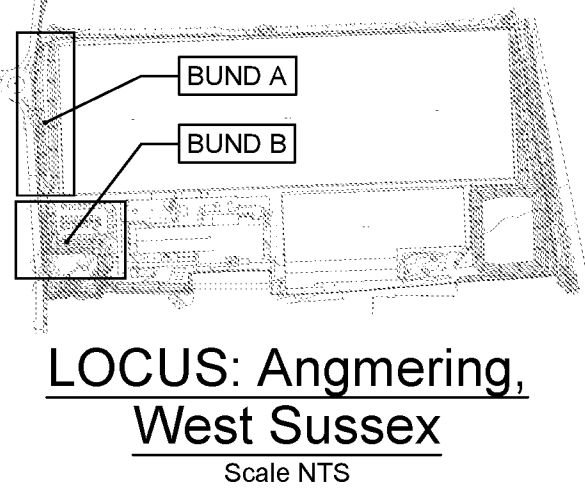
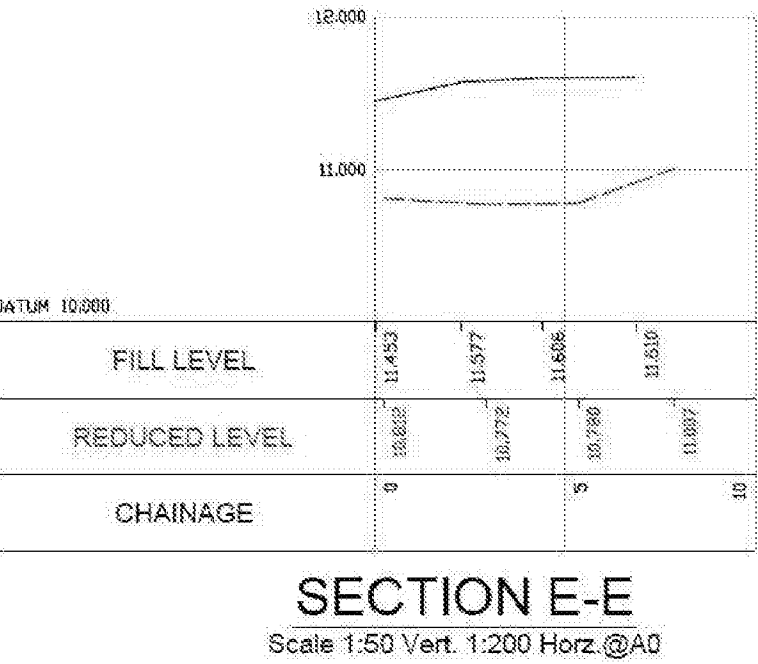
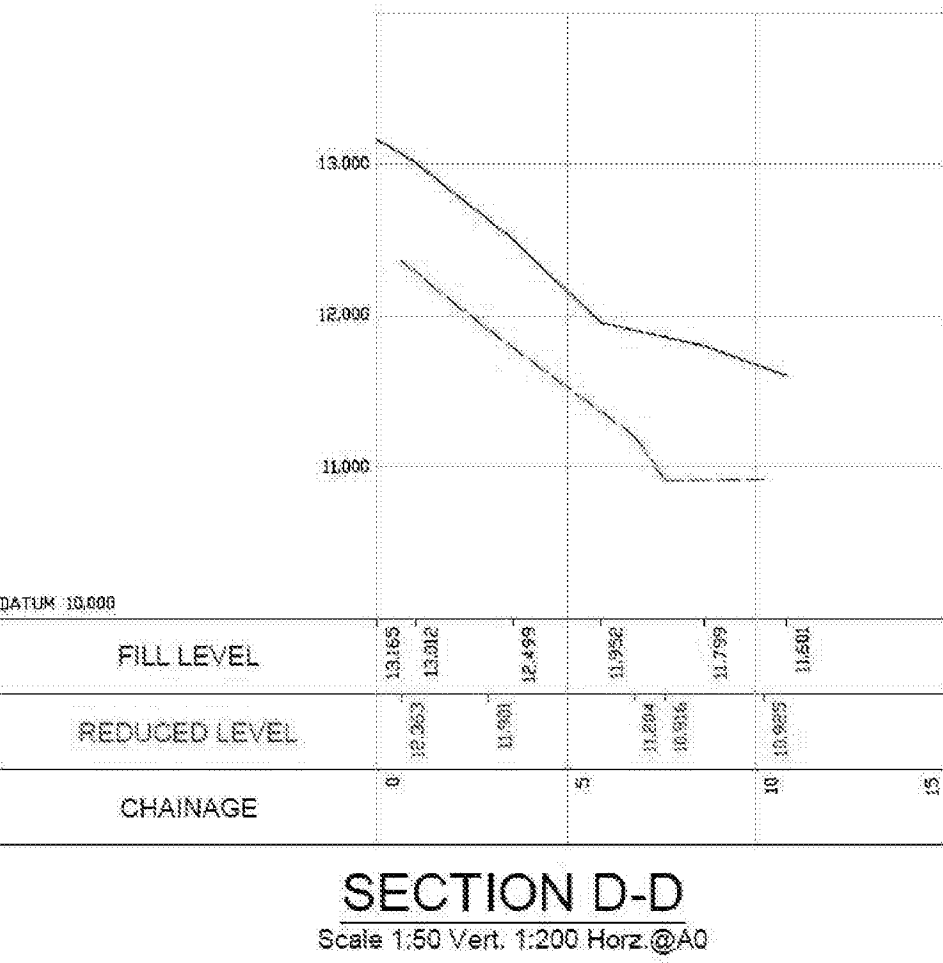
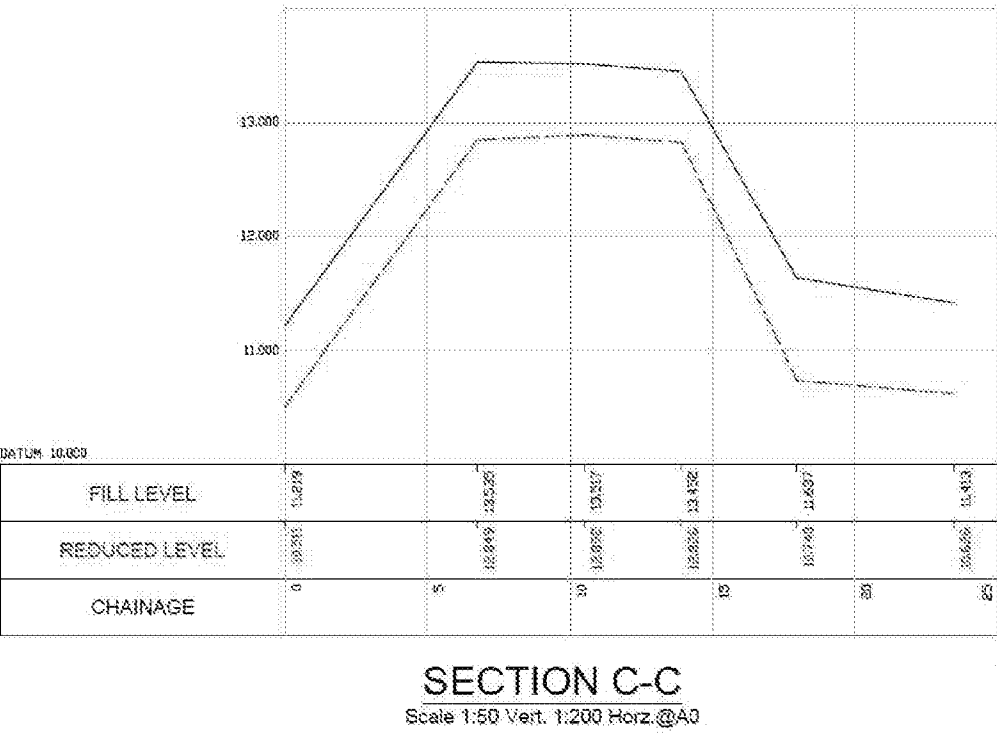
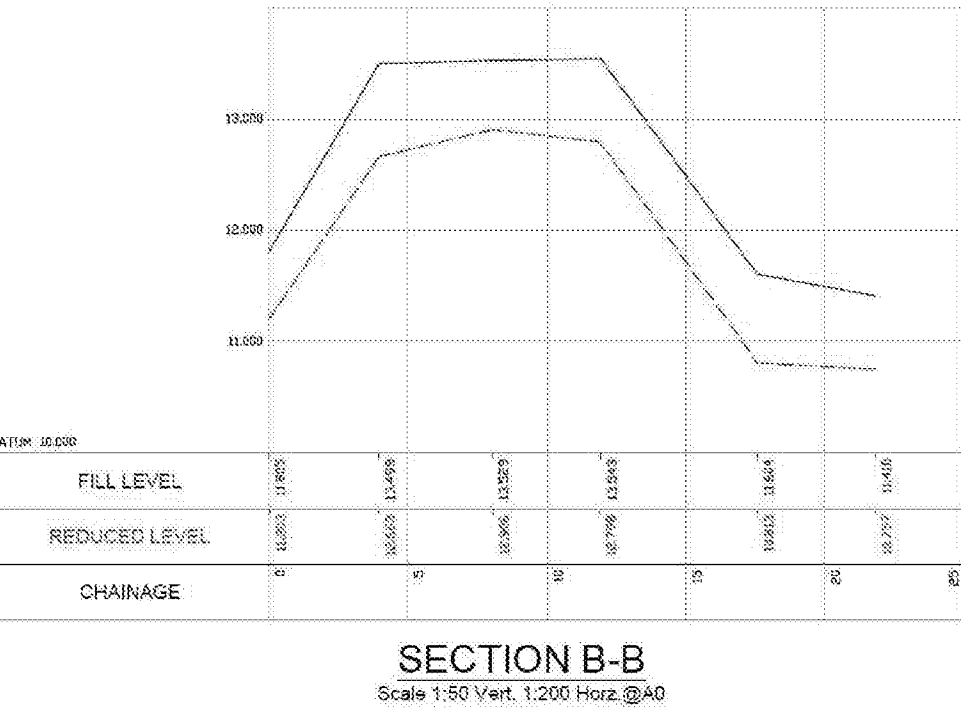
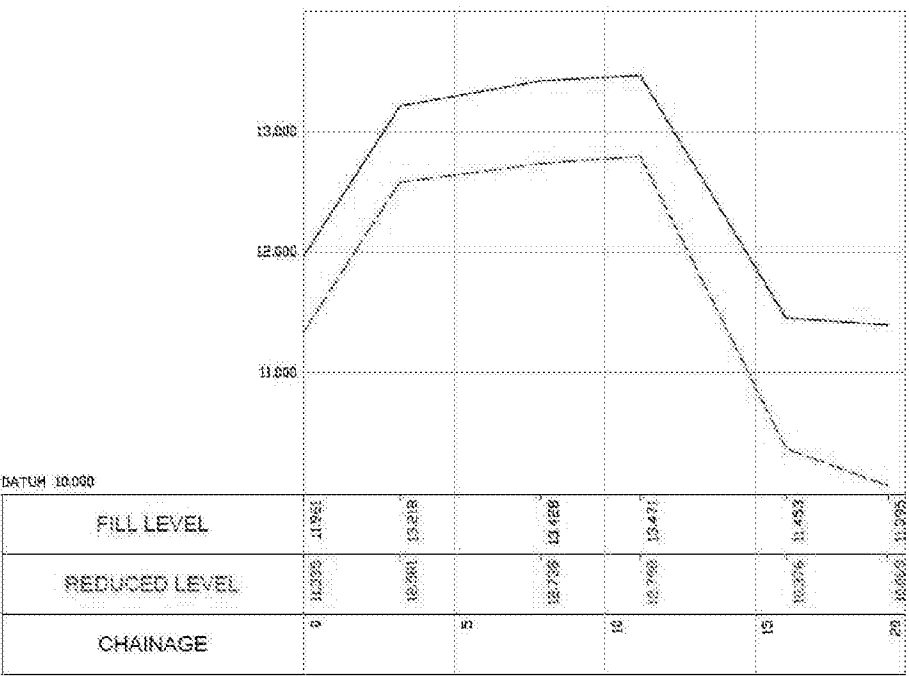
Drg status
ISSUE for report purposes

Scale 1:2000@A3	Drawn by MP	Checked by LH	Date 28.07.2016
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Drawing No. AG-SL-28.07.16-V1	Rev. -
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Angmering, West Sussex		
Bund	Fill planimetric area (m ²)	Fill volume (m ³)
A	2503	1860
B	825	496
A & B	3328	2356



Rev	DESCRIPTION	DB	DATE
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keltbray
Remediation

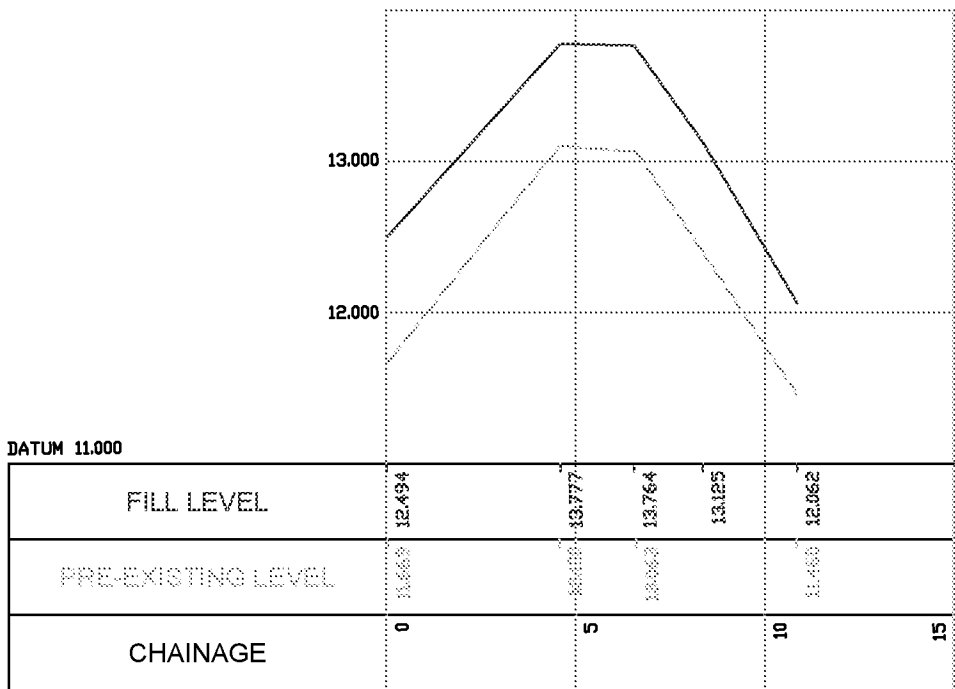
Angmering, West Sussex

Figure 3 -
Bund A & B Fill Volumes

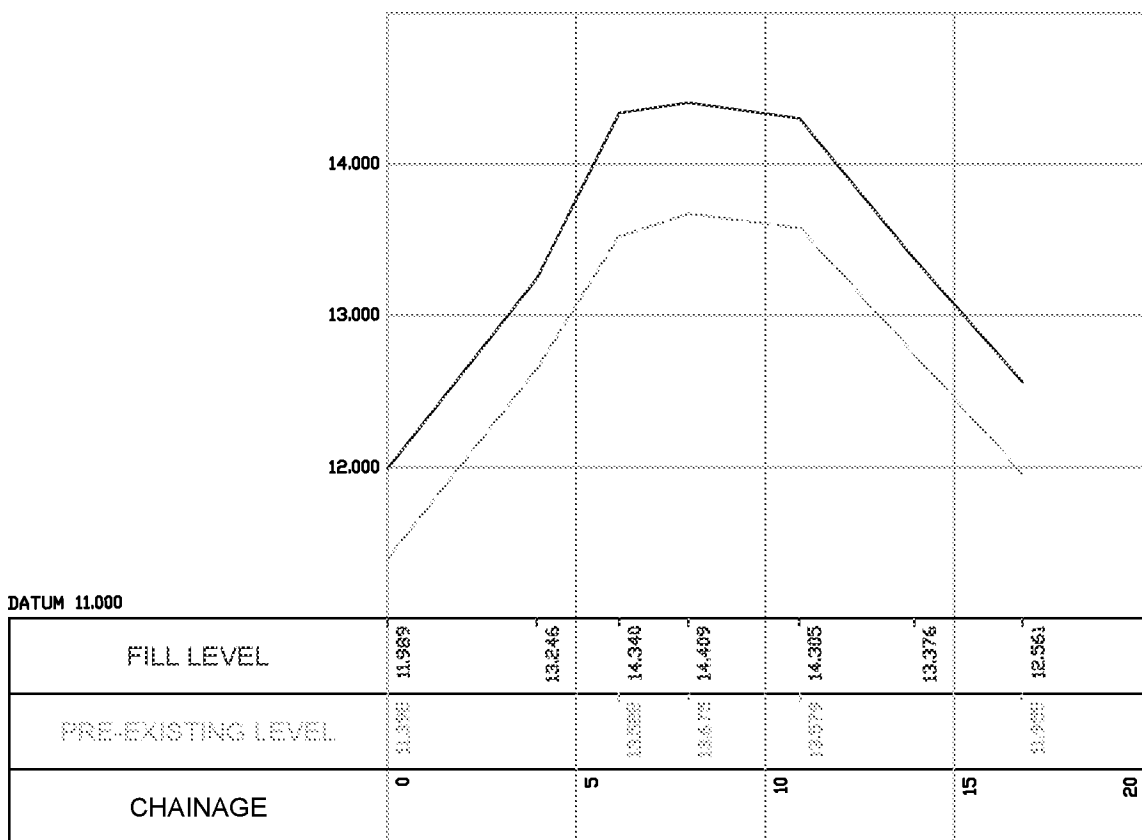
CALA Homes			
ISSUE for report purposes			
Scale 1:200@A0	MP	WV	05.07.2016
AG-AH_1-05.07.16-V1			-



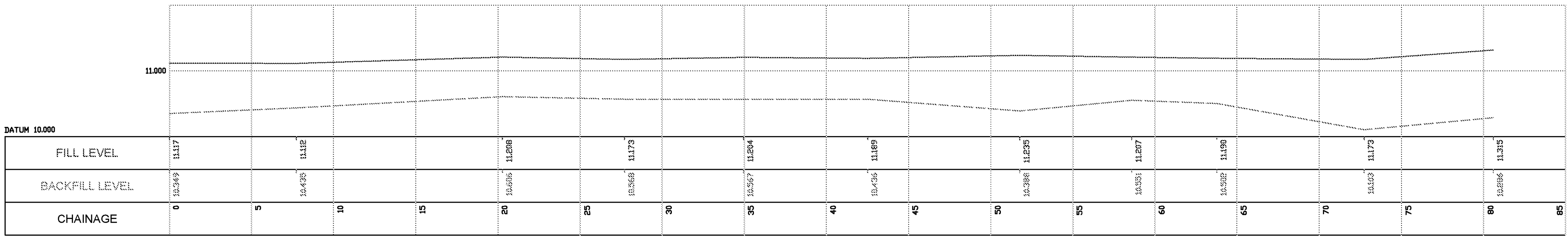
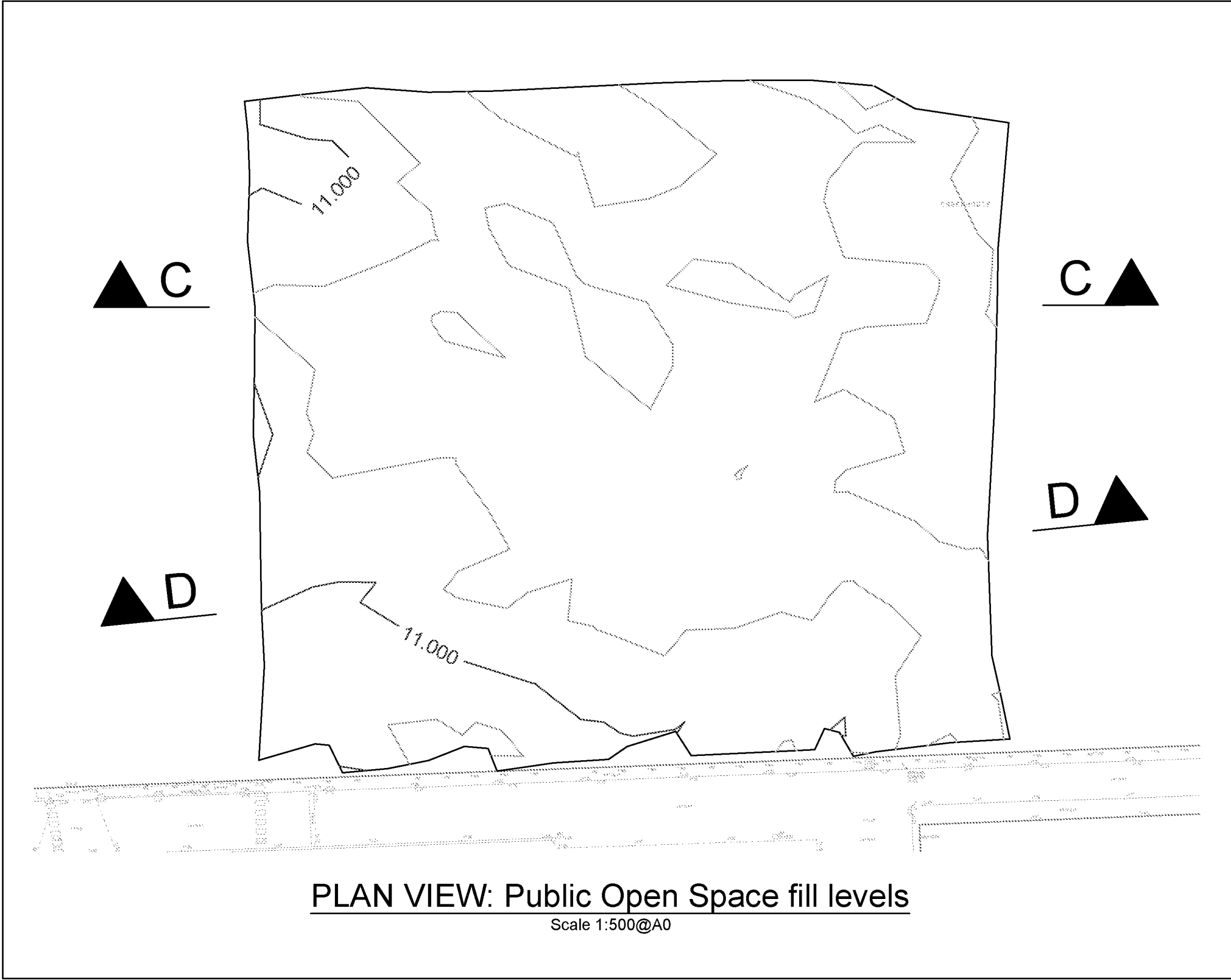
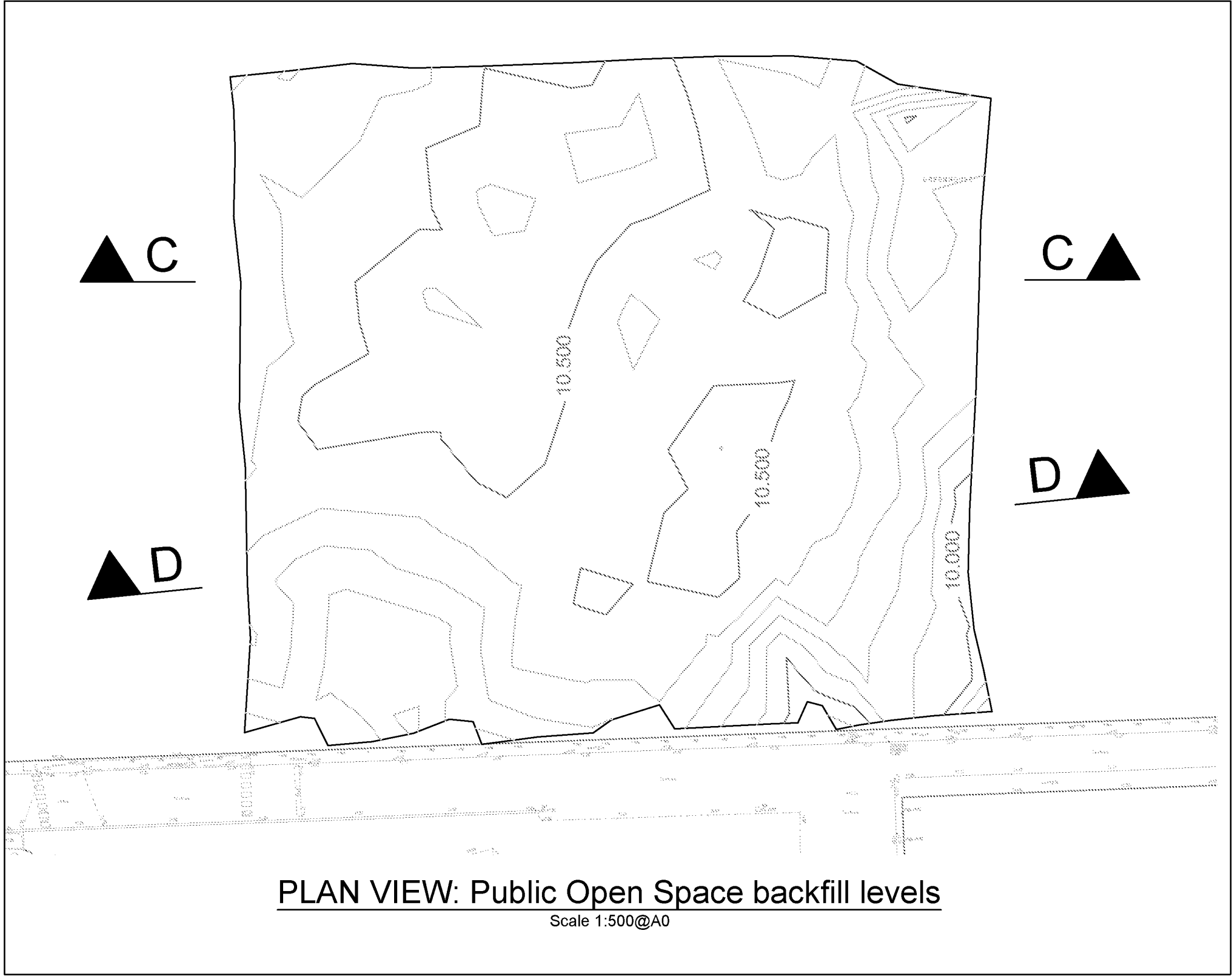
Angmering, West Sussex			
Area	Fill planimetric area (m ²)	Fill volume (m ³)	Average height of fill (m)
Bund C	1614	1090	0.675
Public Open Space	5773	4217	0.73
Total	7387	5307	0.718



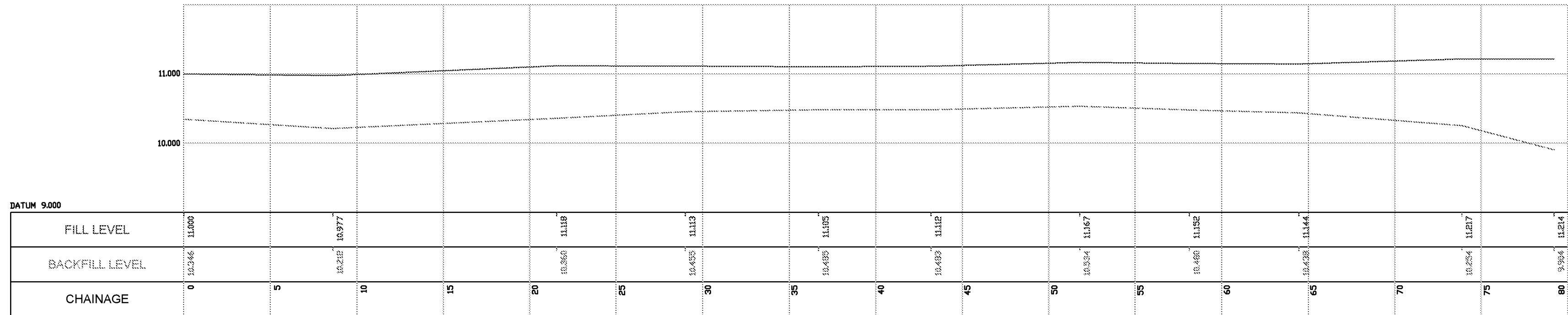
SECTION A-A
Scale 1:50 Vert. 1:200 Horiz.@A0



SECTION B-B
Scale 1:50 Vert. 1:200 Horiz.@A0



SECTION C-C
Scale 1:50 Vert. 1:200 Horiz.@A0



SECTION D-D
Scale 1:50 Vert. 1:200 Horiz.@A0

Public Open Space

BUND C

LOCUS: Angmering, West Sussex

Scale NTS

Rev	DESCRIPTION	DB	DATE
1	ISSUE for report purposes		06.07.2016

Contract No.

Angmering, West Sussex

Drawing No.

Figure 4 - Bund C & Public Open Space Fill Volumes

Client

CALA Homes

Drawn by

MP

Checked by

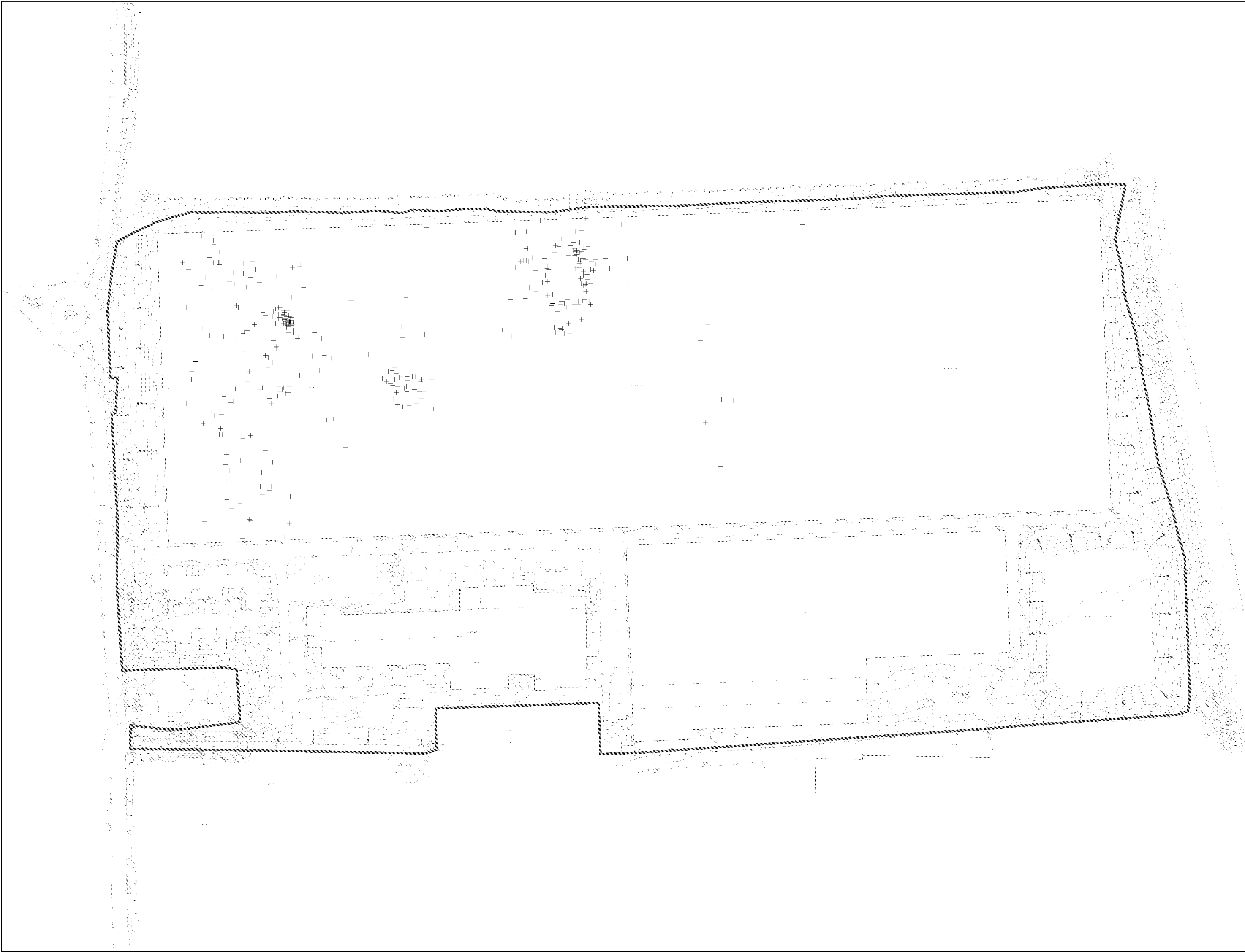
WV

Drawn by

AG-AH_2-06.07.16-V1

Rev

-



KEY	
	Site boundary
	Visible asbestos fragments found at surface

NOTES:
*Visible fragments of asbestos surveyed 25.05.2016

Rev	DESCRIPTION	DB	DATE

keltbray
Remediation

Contract No: Angmering, West Sussex

Drawing title: **Figure 5 -
Unexpected Finds Survey**

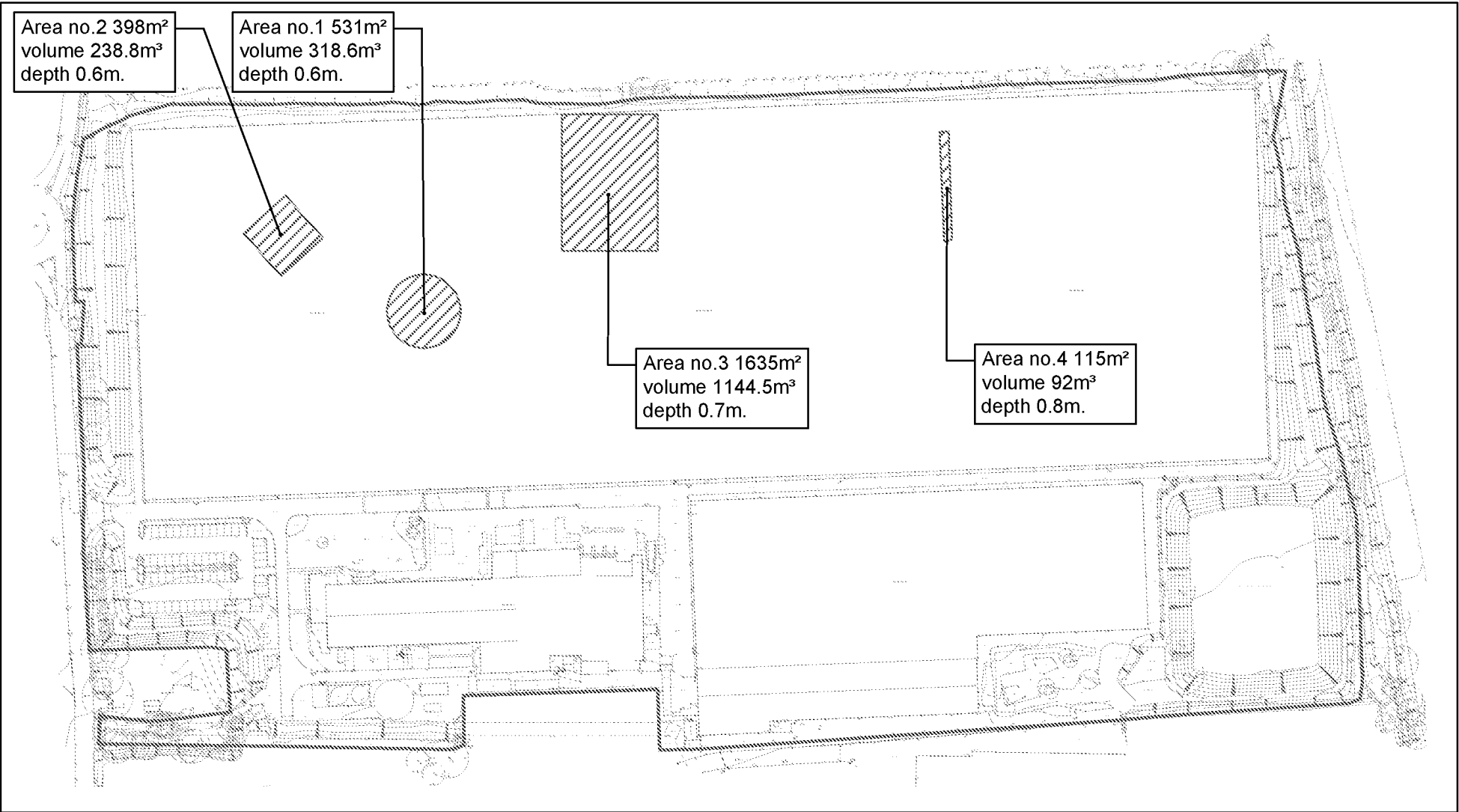
Client: CALA Homes

Dwg status: ISSUE for report purposes

Dwg No	Drawn by	Checked by	Date
1:500@AD	MP	MM	06.07.2016

Drawing No: AG-UFS-06.07.16-V1

Rev: -



Measurements		
Area no.	Volume (m ³)	Depth (m)
1	318.6	0.6
2	238.8	0.6
3	1144.5	0.7
4	92.0	0.8
Total	1793.9	—

KEY

Site boundary

Asbestos hotspots

Rev	DESCRIPTION	DB	DATE

Angmering, West Sussex

Figure 6 -
Asbestos Hotspot Areas

Client
CALA Homes

Drg status
ISSUE for use

Scale
1:2000@A3

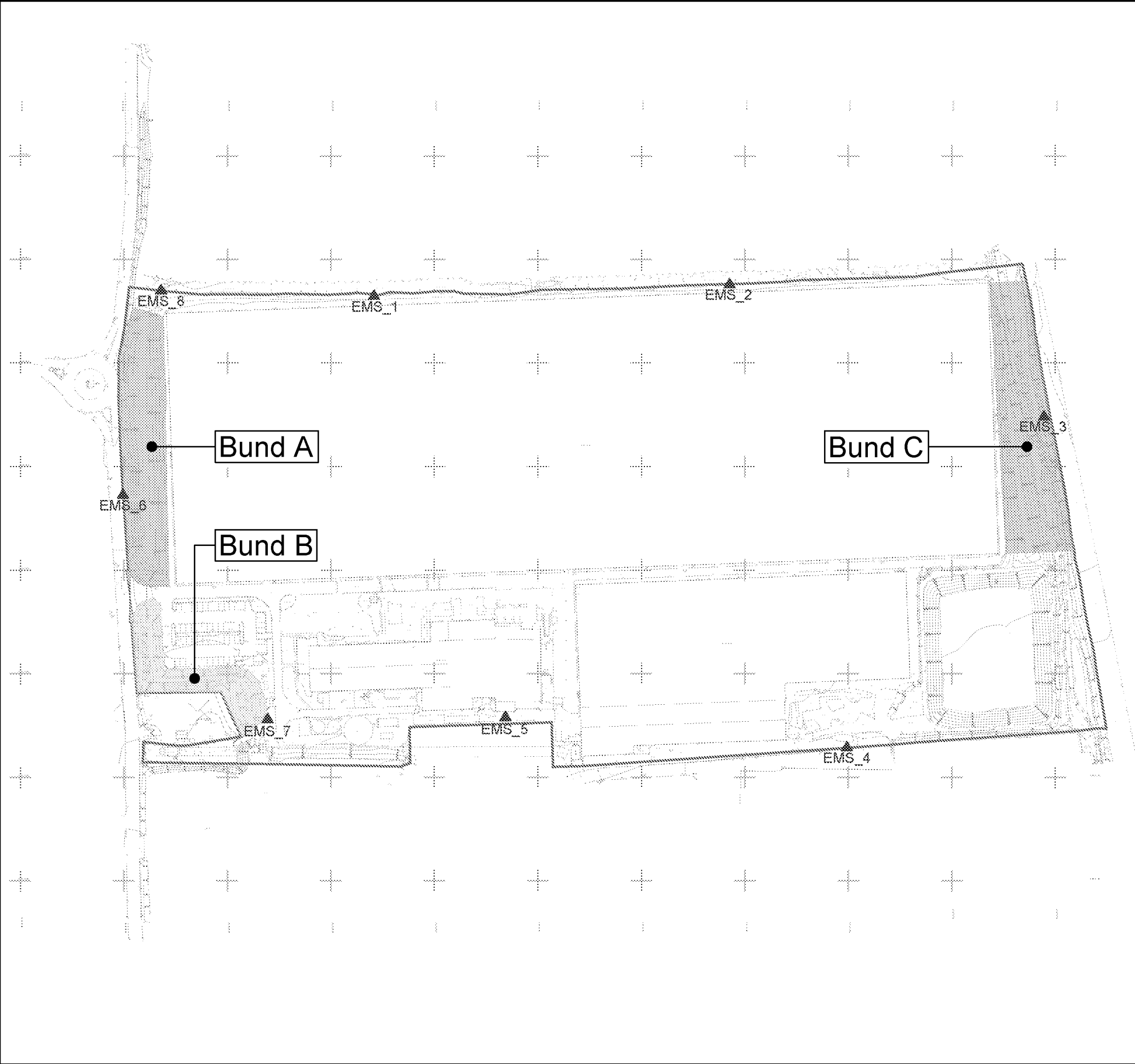
Drawn by
MP

Checked by
MB

Date
03.06.2016

Drawing No.
AG-ACA-03.06.16-V1

Rev.
-



KEY

Site boundary

Site access

Environmental Monitoring station (EMS_#)

Bund A

Bund B

Bund C

Rev

DESCRIPTION

DB

DATE

keltbray

Remediation

Contract title

Angmering, West Sussex

Drawing title

Figure 7 - Environmental Monitoring Stations

Client

CALA Homes

Drg status

ISSUE for report purposes

Scale

1:2000@A3

Drawn by

MP

Checked by

LH

Date

08.07.2016

Drawing No.

AG-EMS-08.07.16-V1

Rev.

-

Our Ref: 6034_BB_TECH_03052016

For the attention of Matthew Kennett
Pollution Officer
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

3rd May 2016

Sent by email to matthew.kennett@arun.gov.uk

Dear Mr. Kennett,

RE: Notification of Remediation Works – West End Nursery, Angmering

We are writing with reference to remediation works at a site within the Arun District Council. The full site address is:

**West End Nursery
Roundstone Lane
Angmering
BN16 4AX**

A site location plan is attached in **Attachment A** and a site layout plan in **Attachment B**.

We have been employed by the Cala Homes (South Home Counties) to undertake remediation works to facilitate the redevelopment of the site. The site has been subject to demolition historically and site investigation has highlighted the presence of Asbestos Containing Material (ACM) within the bunds on the eastern and western boundaries of the site.

We have been appointed to excavate and undertake ACM removal under controlled conditions. The scope of work has been summarized below:

- Excavate 1m of ACM soils across the western perimeter bund adjacent to Roundstone Lane.
- Complete a cut to 600mm below existing site levels facilitating the infrastructure development of the new access road based on the revised development plan.



- Excavate ACM made ground soils to 600mm below existing ground levels around the L-shaped bund surrounding the residential property.
- Excavate made ground soils within proposed public open space (POS) area to reveal natural ground.
- Process made ground arisings to remove visible ACM products and test for re-use on-site.
- Over dig natural to provide suitable 'site won' capping material for bund areas.
- Utilise subsequent void space from capping excavation works to accommodate treated made ground fines.
- Cap exposed western bund and L-shaped cut around the existing residential property with 600mm site won suitable cover material.
- Cap eastern bund and POS over-dig area with 600mm suitable site won material.

These works will be completed under our Mobile Treatment Permit. The deployment has been approved by the Environment Agency (see the letter of confirmation CB3902KF/W0005 in Attachment C).

The re-use of materials to proposed finish levels will be managed under an MMP submitted to CL:AIRE on the 26/02/2016 10:01:46 with acknowledgement received by the Qualified Person on 26th of April 2016.

We would like to take this opportunity to notify you of the project and invite you to come to site to observe our works underway.

If you have any queries please do not hesitate to contact me via the details undersigned.

Yours Sincerely,

On behalf of Keltbray Remediation

Brian Bozkurt

Senior Remediation Scientist



Attachment A – Site Location Plan

Attachment B – Proposed Site Layout

Attachment C – MTP deployment issue letter CB3902KF/W0005

Archived: 06 July 2016 09:43:43

From: Matthew Kennett

Sent: 10 June 2016 09:13:48

To: Margaret McGowan

Subject: RE: Angmering - Asbestos Air Monitoring

Importance: Normal

Attachments: image006.jpg; image007.png; image008.png; image001.jpg;

Hi Margaret,

I had a good meeting onsite yesterday with Claire. I had a few question and they all got answered. With regard to the reduction in the monitoring strategy, the proposal below in fine. Results show minimal escape of fibres.

thanks

Matthew Kennett

Pollution Officer

Environmental Health Department


Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF

<http://www.arun.gov.uk/eh>

Arun District Council logo blue Cmyk

From: Margaret McGowan [REDACTED]
Sent: 07 June 2016 11:06
To: Matthew Kennett
Cc: Matthew Barrow; Felicity Barnard
Subject: Angmering - Asbestos Air Monitoring

Matthew –

I understand my colleague Brian Bozkurt contacted you a few weeks ago regarding our works at the Former West End Nursey, Roundstone Lane, Angmering, BN16 4AX. Unfortunately, Brian has recently left the business, however I would like to extend you this invite to you once again given that we are five weeks away from completion.

I would also like to give you an opportunity to comment on our asbestos of monitoring strategy given that you were keen to understand our approach to managing the release of airborne fibres during the MTP consultation period. To date we have completed over 257 tests (see attachment) which are monitored on a daily basis (10-12 locations) using a combination of static and personal monitors targeted in close proximity to our working areas (i.e. processing areas/next to the bunds etc.) or down gradient of the prevailing wind direction. To help control the release of fibres we are using jet washes and suppression bowsers. To date all results have been reported below the CAR 2012 adopted limit and not deemed to present an unacceptable risk.

In light of these results we would like to propose a reduction in our monitoring strategy from daily (10-12 locations) to half days

(6 locations). We will still implement the same level of controls onsite but feel we have evidenced with enough rigour that the controls are sufficient for purpose.

If you wish to discuss I will be attending site this Friday. Alternatively I am happy to discuss over the phone if this is not convenient for you.

Kind Regards,

Margaret McGowan

Senior Remediation Scientist

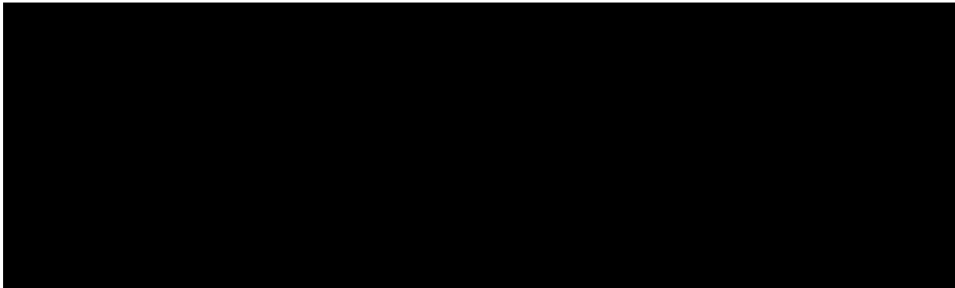
[REDACTED]

[REDACTED]

Keltbray Remediation

St Andrew's House, Portsmouth Road, Esher, Surrey, KT10 9TA

Registered in England No: 06872836



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DX 57406 Littlehampton

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Archived: 06 July 2016 09:46:15

From: Claire Bourgouin

Sent: 25 February 2016 17:31:03

Cc: Margaret McGowan; Jack Holliday; Lauren Hall

Subject: Deployment form MTL licence EPR/CB3902KF

Importance: Normal

Attachments: image001.jpg;image004.png;6033_MTL_100216.pdf;6033_Appendix A.pdf;Appendix B.doc;6033__Appendix C.pdf;6033__Appendix D.pdf;6033__Appendix E.pdf;image003.jpg;

Sir/Madam;

Keltbray Remediation has been appointed by Cala Homes Ltd to undertake remediation works at the West End Nursery, Roundstone Lane, Angmering, BN16 4AX (the site). I have attached the MPP2 and the supporting evidence to this email.

BACS payment is being made and I will send a copy of the receipt as soon as possible.

I am looking forward to any comments on the application.

Yours Sincerely,

Claire Bourgouin

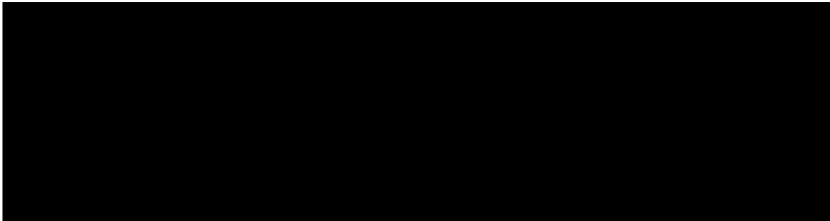
Senior Remediation Scientist



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Registered in England No: 06872836



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Archived: 06 July 2016 09:47:06
From: Murray, John
Sent: 18 April 2016 12:27:13
To: Jack Holliday
Cc: Felicity Barnard
Subject: Keltbray MTL Additional Information
Importance: Normal

Hi Jack

Please see the four queries back from **Arun District Council (Environmental Health)** in bold.

* I am also waiting to see if area have any other queries ,James Ashley is the local officer.

1. Please can you supply more detail about how the suitably qualified person inspects the soils for asbestos fibres.

2. How will you decide if the soil is suitable for re-use onsite?

3. The dust monitoring locations are over 200m apart. We are concerned this may not offer enough coverage, especially on the west side of the site (residential receptors).

4. If quantitative dust monitoring reveals more asbestos than 0.01 fibres per millilitre of air, what measures will take place to reduce this concentration?

Regards

John Murray

National Permitting Service *** Part of National Operations**

*** Environment Agency, Richard Fairclough House, Knutsford Road, Warrington Cheshire, WA4 1HT**



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<http://www.smartsurvey.co.uk/s/NPSCustomer/>

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Archived: 06 July 2016 09:50:26

From: Felicity Barnard

Sent: 20 April 2016 09:41:51

Cc: Margaret McGowan

Subject: Angmering Remediation Strategy

Importance: Normal

Attachments: image001.png;image002.jpg;image005.jpg;

Good morning John,

Further to our conversation this morning, please see the link below to the RSK remediation strategy:

If you have any problems please don't hesitate to contact me.

Kind regards,

Felicity

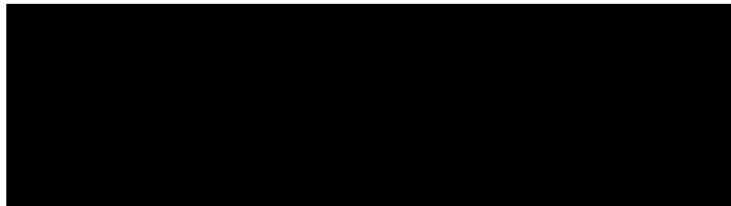
Felicity Barnard
Graduate Remediation Scientist



Keltbray Remediation

St Andrew's House, Portsmouth Road, Esher, Surrey, KT10 9TA

Registered in England No: 06872836



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Our Ref: 6034_BB_TECH_03052016

For the attention of Sophie Brown
Environment Agency
Chatsworth Road, Worthing,
West Sussex,
BN11 1LD

3rd May 2016


Dear Mrs Brown,

RE: Notification of Remediation Works – West End Nursery, Angmering

We are writing with reference to remediation works at a site in the Arun District Council. The full site address is:

West End Nursery
Roundstone Lane
Angmering
BN16 4AX

A site location plan is attached in **Attachment A** and a site layout plan in **Attachment B**.

We have been employed by the Cala Homes (South Home Counties) to undertake remediation works to facilitate the redevelopment of the site. The site has been subject to demolition historically and site investigation has highlighted the presence of Asbestos Containing Material (ACM) within the bunds on the eastern and western boundaries of the site.

We have been appointed to excavate and undertake ACM removal under controlled conditions. The scope of work has been summarized below:

- Excavate 1m of ACM soils across the western perimeter bund adjacent to Roundstone Lane.
- Complete a cut to 600mm below existing site levels facilitating the infrastructure development of the new access road based on the revised development plan.
- Excavate ACM made ground soils to 600mm below existing ground levels around the L-shaped bund surrounding the residential property.



- Excavate made ground soils within proposed public open space (POS) area to reveal natural ground.
- Process made ground arisings to remove visible ACM products and test for re-use on-site.
- Over dig natural to provide suitable 'site won' capping material for bund areas.
- Utilise subsequent void space from capping excavation works to accommodate treated made ground fines.
- Cap exposed western bund and L-shaped cut around the existing residential property with 600mm site won suitable cover material.
- Cap eastern bund and POS over-dig area with 600mm suitable site won material.

These works will be completed under our Mobile Treatment Permit. The deployment has been approved by the Environment Agency (see the letter of confirmation CB3902KF/W0005 in Attachment C).

The re-use of materials to proposed finish levels will be managed under an MMP submitted to CL:AIRE on the 26/02/2016 10:01:46 with acknowledgement received by the Qualified Person on 26th of April 2016.

We would like to take this opportunity to notify you of the project and invite you to come to site to observe our works underway.

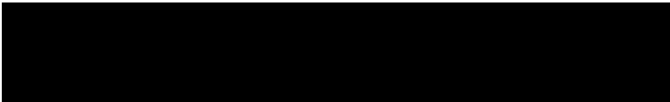
If you have any queries please do not hesitate to contact me via the details undersigned.

Yours Sincerely,

On behalf of Keltbray Remediation

Brian Bozkurt

Senior Remediation Scientist



Attachment A – Site Location Plan

Attachment B – Proposed Site Layout

Attachment C – MTP deployment issue letter CB3902KF/W0005

Archived: 06 July 2016 10:00:50

From: Brian Bozkurt

Sent: 05 May 2016 11:04:00

Cc: Margaret McGowan

Subject: Notification of Remediation Works (Deployment ref: CB3902KF/W0005)

Importance: Normal

Attachments: Agree to Deploy Letter for Deployment - CB3902KF W0005.pdf;image005.jpg;image006.jpg;

For the attention of Grant Wilson

Dear Mr. Wilson,

We have received your Agree to Deploy Letter CB3902KF/W0005 for our deployment at West End Nursery, Roundstone Lane, Angmering, BN16 4AX (a copy attached). Please be informed that the remediation activities at the site will start on 12 May 2016.

If you have any queries please do not hesitate to contact me.

Kind regards,

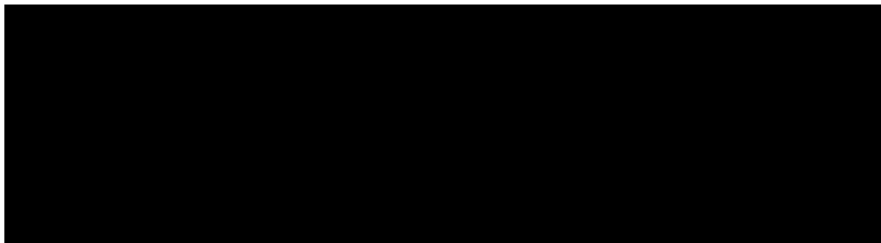
Brian Bozkurt

Senior Remediation Scientist

Keltbray Remediation

St Andrew's House, Portsmouth Road, Esher, KT10 9TA

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Archived: 06 July 2016 09:59:30

From: Brian Bozkurt

Sent: 11 May 2016 15:18:00

Cc: Margaret McGowan

Subject: Deployment reference: CB3902KF/W0005

Importance: Normal

Attachments: Attachment A - Site Layout.pdf;image005.jpg;image006.jpg;

We are writing with reference to the following deployment application:

Deployment reference: CB3902KF/W0005

Permit holder: Keltbray Environmental Materials Management Limited

Location of the deployment: West End Nursery, Roundstone Lane, Angmering BN16 4AX

Please be informed that the following changes have been made since we received your letter of agreement dated 03.05.16:

- The Environmental Monitoring Stations 6, 7 and 8 have been relocated. Please see **Attachment A** for the locations of revised monitoring stations.
- Materials storage and process area has been amended, as shown in **Attachment A**.

We are also looking to reduce the frequency of our asbestos re-assurance monitoring. Within our MTP deployment application we state that we will undertake asbestos air monitoring (daily) during all activities associated with handling and treatment of

asbestos contaminated materials. Subject to agreement with the EHO (Matthew Kennet) we would like to reduce the frequency of visits to half days for during all activities associated with asbestos. We will keep you updated on any correspondence detailing this.

If you have any queries please do not hesitate to contact me.

Kind regards,

Brian Bozkurt

Senior Remediation Scientist

Keltbray Remediation

St Andrew's House, Portsmouth Road, Esher, KT10 9TA

Registered in England No. 06872836



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Archived: 30 June 2016 16:33:53
From: James Potter
Sent: 26 April 2016 19:59:01
To: Margaret McGowan; Lauren Hall
Subject: MMP declaration acknowledgement
Importance: Normal

Margaret / Lauren - for your records and for your information re following the MMP / remedial strategy and undertaking verification. The acknowledgement is cut and paste from email sent to me.

regards
James

Thank you

for your recent submission of a Definition of Waste: Development Industry Code of Practice Declaration (DoW CoP).

This Declaration will be submitted to the Environment Agency / Natural Resources Wales under the DoW CoP.

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency / Natural Resources Wales may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency / Natural Resources Wales upon request.

This acknowledgement email relates to the following Declaration

-

Timestamp 26/04/2016 10:01:46

1. This Declaration relates to -Site of Origin - Route A: Land affected by contamination or suspected of being affected by

contamination.

2. Proposed Volumes 16,916

3a. Site of origin - name of site owner & contact number CALA Homes (South Home Counties) Limited Tilford House, Farnham Business Park Weydon Lane Farnham Surrey GU9 8QT [REDACTED]

3b. Site of origin - site name & address West End Nursery, Roundstone Lane, Angmering BN16 4AX

3c. Site of origin - developer name CALA Homes (South Home Counties) Limited

3d. Site of origin - developer address Tilford House, Farnham Business Park Weydon Lane Farnham Surrey GU9 8QT
[REDACTED]

4a. Donor Site - developer name

4b. Donor Site - developer address

4c. Donor Site - site name and address

4d. Receiver Site - developer name

4e. Receiver Site - developer address

4f. Receiver Site - site name and address

5a. STF / Hub site owner / operator - name

5b. STF / Hub site - address

5c. STF / Hub site operator - address & contact number

5d. EA Permit number for Mobile Treatment Plant or Fixed Soil Treatment site

5e. Receiver site - developer name

5f. Receiver site name and address

6a. Local Authority name, address Arun District Council

Environmental Health Department

Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF

6b. Local Authority lead contact - name and contact details: Matthew Kennett

Pollution Officer, [REDACTED] Matthew.Kennett@arun.gov.uk]

6c. Environment Agency / Natural Resources Wales local office, lead contact and contact details: Sophie Brown Environment Agency Chatsworth Road, Worthing, West Sussex, BN11 1LD / Catherine Hutchins (nee McLeod)
[REDACTED]

7. How will payment be made Invoice against pre-arranged Purchase order.
8. Who will pay the Declaration fee? Joe Jackson / Margaret McGowan
Keltbray Remediation St Andrews House, Portsmouth Road, Esher, KT10 9TA
9. Email address of person identified in Q8 [REDACTED]
10. Terms & Conditions Person identified in Q8 has read and agreed to the Terms & Conditions.
11. Please provide a purchase order number if required. [REDACTED]
12. I confirm that - I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration, I have reviewed the Materials Management Plan for the above project, I have reviewed the risk assessment, I have reviewed the Remediation Strategy/Design Statement covering the above site, I have requested correspondence / documentation relating to the development and how that relates to the use of materials
13. Please list documents reviewed in 12. MMP form - 6033, Angmering West End Nursery, Roundstone Lane, Angmering BN16 4AX 22nd April 2016
RSK - Cara Homes, West End Nursery - Remedial Strategy containing risk assessment / options appraisal Report 27621-R03 (01) Jan 2016
14. I confirm that I have reviewed the following correspondence / documentation relating to the development and how that relates to the use of materials from: a) The Local Authority, b) Environment Agency / NRW
15. Please list correspondence reviewed in 14. email from M Kennett dated 24th February 2016 confirming agreement with the remedial strategy and proposed re-use of materials and cover layer thickness.
EA email 28th December 2014 from C Hutchins - no additional comments to be made - re- changes in house number / layout / remediation
EA letter HA/2013/113831/01-LO1 - dated 29th January 2013 letter to planners in relation to the development and contamination issues at the site - no objections to the planning - C Hutchins (nee Mcleod)
EA letter 113697/01-L12 Dec 2012 - contained on planning portal and referred to in the officers report on the planning decision. No EA technical objection to the application / remedial strategy.
16. I have reviewed the planning consent including planning conditions planning condition A/122/12 condition 25 - desk study, site investigation and remedial strategy - now discharged. Linked to this planning A/82/12 and A/135/12 also reviewed.
17. I have reviewed correspondence concerning the planning consent regarding the development from a) The Local Authority , b) Environment Agency / NRW
18. Please list correspondence reviewed in 17. Officer report on the granting of the planning permission for the site - dated December 2015 declaring no objections from the consultees on any of the technical issues raised by objectors. Report grants planning permission.
EA letter HA/2013/113831/01-LO1 - dated 29th January 2013 letter to planners in relation to the development and contamination issues at the site - no objections to the planning - C Hutchins (nee Mcleod)

EA letter 113697/01-L12 Dec 2012 - contained on planning portal and referred to in the officers report on the planning decision. No EA technical objection to the application / remedial strategy.

19. If planning consent is not required please explain why

20. I confirm that: The MMP contains the information required; The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner, 3. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.]

Qualified Person Name James Potter

Qualified Person registration number QP048

Date 26th April 2016

Regards,

Nicholas Willenbrock

Professional Profile

"LEADING SUSTAINABLE LAND REUSE"

This e-mail has been scanned for all viruses by Claranet. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit:

<http://www.claranet.co.uk>



Environment
Agency

The Company Director and/or Secretary
Keltbray Environmental Materials
Management Limited
St Andrews House
Portsmouth Road
Esher
K10 9TA

Our ref: CB3902KF/W0005
Date: 03 May 2016

Dear Sir/Madam

Environmental Permitting (England and Wales) Regulations 2010

Deployment ref: CB3902KF/W0005

Permit holder: Keltbray Environmental Materials Management Limited

Location of the deployment: West End Nursery, Roundstone Lane, Angmering, BN16 4AX

Following assessment of your deployment notification reference number CB3902KF/W0005 I can confirm that we have agreed your deployment form and you may now start to operate.

This deployment lasts for one year from the date the activity starts on site. If you wish to continue beyond this one year period you must re-notify.

You must comply with your permit and carry out the activities in accordance with the requirements of the agreed deployment form and supporting information received by us on 25 February 2016.

You must seek written permission from us if any of the details provided in the deployment form change.

This approval letter is associated with the mobile plant permitting regime only. As the operator, it is your responsibility to agree other authorisations, for example, planning permission, remedial strategy, abstraction or discharge consents with the relevant regulatory authority.

Please note that operating under your Mobile Plant Permit / Mobile Treatment Licence does not imply that the remediation processes used will be suitable for meeting any remediation objectives specified. These issues must be considered separately by the developer/consultant and our local area Groundwater and Contaminated Land team. These must be defined in the site remedial strategy which sets out the remediation options to reduce or control the risks from pollution linkages associated with the site as a whole. You may need to carry out further remediation if an unacceptable risk to the environment remains at the site.

Please notify me at least seven days prior to starting the remediation activities, at [REDACTED] I will send your notification to the local area office closest to the deployment site.

If you have any queries about this matter please contact us by telephone on [REDACTED]
or email us at [REDACTED] quoting your deployment application
reference CB3902KF/W0005.

Yours faithfully

[REDACTED]

Grant Wilson
Team Leader, Permitting and Supporting Centre

Permit

The Environmental Permitting (England & Wales) Regulations 2010

Keltbray Environmental Materials Management Limited

St Andrews House
Portsmouth Road
Esher
Surrey
KT10 9TA

Permit number

EPR/CB3902KF

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number

EPR/CB3902KF

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

Keltbray Environmental Materials Management Limited ("the operator"),

whose registered office is

St Andrews House

Portsmouth Road

Esher

Surrey

KT10 9TA

company registration number **06872836**

to operate waste mobile plant described in standard rules **SR2008No27**

to the extent authorised by and subject to the conditions of this permit.

Under regulation 27(2) of the Regulations, standard rules **SR2008No27** are conditions of this permit.

Name	Date
Derek Franklin	26/05/2015

Authorised on behalf of the Environment Agency

Standard rules SR2008No27 - mobile plant for the treatment of soils and contaminated material, substances or products

Introductory note

This introductory note does not form part of these standard rules

When referred to in an environmental permit, these rules will allow the operator to operate mobile plant. The mobile plant shall be for the treatment of soils and the treatment of contaminated material, substances or products, for the purpose of remedial action with respect to land or controlled waters.

The operator is allowed to use the following technology and associated plant necessary to facilitate the treatment or remedial action, including the use of that technology and plant in combination with others listed:

- * Air sparging
- * Bioremediation – insitu and exsitu (windrows, biopiles, in-vessel bioreactors)
- * Biosparging
- * Bioventing
- * Chemical Treatment (including oxidation, dehalogenation)
- * Ex-situ treatment of pumped groundwater (chemical treatment, biological treatment, air stripping, filtration, carbon adsorption)
- * Soil Vapour Extraction (including dual phase SVE)
- * Soil Flushing (including steam injection)
- * Soil Washing
- * Solidification
- * Stabilisation
- * Thermal treatment (including thermal desorption and steam injection)
- * Treatment plant for sorting and separation, and
- * Treatment plant for blending, mixing, bulking, screening, shredding, particle size reduction and / or particle separation in order to facilitate remedial action.

This permit allows waste recovery activities. Please note that any processed materials will continue to be regulated as waste until they meet the end of waste test in accordance with Article 6 of Directive 2008/98/EC. You can demonstrate that you have met the end of waste tests by following either:

- a) meeting all the criteria set out in any relevant and applicable EU End of Waste regulations; or
- b) a case by case assessment taking into account the applicable case law, which includes meeting all the requirements of a relevant and applicable Quality Protocol or Defined Industry Code of Practice (e.g. CL:AIRE Development Industry CoP)

End of introductory note

Rules

1 – Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with rule 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in these standard rules shall have convenient access to a copy of them kept at or near the place where those duties are carried out.
- 1.1.4 The operator shall comply with the requirements of an approved competence scheme.

1.2 Avoidance, recovery and disposal of wastes produced by the activities

- 1.2.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
 - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
 - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.2.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2 – Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in table 2.1 below ("the activities").
- 2.1.2 Treatment activities under these rules shall not begin at any site until the Environment Agency has agreed a deployment form in writing for that particular site.
- 2.1.3 All process plant and equipment shall be commissioned, operated and maintained, and shall be fully documented and recorded, in accordance with the agreed deployment form.

Table 2.1 activities	
Description of activities	Limits of activities
R13: Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced) R3: Recycling/reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes) R4: Recycling/reclamation of metals and metal compounds R5: Recycling/reclamation of other inorganic materials	Storage and treatment for recovery consisting only of use of the following technology and associated plant including the use of that technology and plant in combination with others listed: * Air sparging * Bioremediation – insitu and exsitu (windrows, biopiles, in-vessel bioreactors) * Biosparging * Bioventing * Chemical Treatment (including oxidation, dehalogenation) * Ex-situ treatment of pumped groundwater (chemical treatment, biological treatment, air stripping, filtration, carbon adsorption) * Soil Vapour Extraction (including dual phase SVE) * Soil Flushing (including steam injection) * Soil Washing * Solidification * Stabilisation * Thermal treatment (including thermal desorption and steam injection) * Treatment plant for sorting and separation, and * Treatment plant for blending, mixing, bulking, screening, shredding, particle size reduction and / or particle separation in order to facilitate remedial action.

2.2 Waste acceptance

- 2.2.1 The total quantity of waste soils and contaminated material, substances or products treated at any site shall not exceed that stated in the agreed deployment form for that particular site.
- 2.2.2 Only those waste soils and contaminated materials, substances or products types listed in the agreed deployment form can be stored and treated under these standard rules.

2.3 Operating techniques

- 2.1.2 The activities shall be operated using the techniques and in the manner described in Table 2.3 below.

Table 2.3 Operating techniques

1. Unless otherwise stated in the agreed deployment form, waste soils and contaminated materials, substances or products shall be kept and treated on an impermeable surface with sealed drainage system.
2. Inert wastes shall be kept and treated on hard standing or on an impermeable surface with sealed drainage system.

2.5 Hazardous waste storage and treatment

- 2.5.1 Hazardous waste shall not be mixed, either with a different category of hazardous waste or with other waste, substances or materials, unless it is authorised by table 2.1 and appropriate measures are taken.

3 – Emissions and monitoring

3.1 Emissions to air, water or land

- 3.1.1 There shall be no point source emissions to air, water or land, except from the sources listed in the agreed deployment form.
- 3.1.2 The limits given in the agreed deployment form shall not be exceeded.

3.2 Emissions of substances not controlled by emission limits

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this rule if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan;
 - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.3 Odour

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable, to minimise, the odour.
- 3.3.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan;

- (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.4 Noise and vibration

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan, to prevent or where that is not practicable, to minimise, the noise and vibration.
- 3.4.2 The operator shall:
 - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan;
 - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.5 Monitoring

- 3.5.1 The operator shall undertake monitoring for the parameters, at the locations and not less than the frequencies specified in the agreed deployment form.
- 3.5.2 The operator shall maintain records of all monitoring required by these standard rules including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

4 – Information

4.1 Records

- 4.1.1 All records required to be made by these standard rules shall:
 - (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible or are capable of retrieval; and
 - (d) be retained, unless otherwise agreed by the Environment Agency, for at least 6 years from the date when the records were made.
- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by these standard rules, unless otherwise agreed in writing by the Environment Agency.

4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by these standard rules to the Environment Agency using the contact details supplied in writing by the Environment Agency.
- 4.2.2 Within one month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to each site and the waste accepted and removed from it during the previous quarter.

4.3 Notifications

- 4.3.1 The Environment Agency shall be notified without delay following the detection of:
- (a) any malfunction, breakdown or failure of equipment or techniques, accident or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution;
 - (b) the breach of a limit specified in these standard rules and the agreed deployment form; or
 - (c) any significant adverse environmental effects.
- 4.3.2 Written confirmation of actual or potential pollution incidents and breaches of emission limits shall be submitted within 24 hours.
- 4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.
- 4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters except where such disclosure is prohibited by Stock Exchange rules:
- a) Where the operator is a registered company:
 - any change in the operator's trading name, registered name or registered office address; and
 - any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
 - b) Where the operator is a corporate body other than a registered company:
 - any change in the operator's name or address; and
 - any steps taken with a view to the dissolution of the operator.
 - c) In any other case:
 - the death of any of the named operators (where the operator consists of more than one named individual);
 - any change in the operator's name(s) or address(es); and
 - any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case them being in a partnership, dissolving the partnership.
- 4.3.5 The operator shall notify the Environment Agency at least 7 days prior to commencement of agreed deployment.

4.4 Interpretation

- 4.4.1 In these standard rules the expressions listed below shall have the meaning given.
- 4.4.2 In these standard rules references to reports and notifications mean written reports and notifications, except when reference is being made to notification being made "without delay", in which case it may be provided by telephone.

"accident" means an accident that may result in pollution.

"authorised officer" means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in Section 108(4) of that Act.

"contaminated material, substances or products" means contaminated material, substances or products for the purpose of remedial action with respect to land and controlled waters.

"deployment form" means the Environment Agency form that requires site specific information and control measures to be provided and agreed prior to the use of any mobile plant at a site.

"emissions of substances not controlled by emission limits" means emissions of substances to air, water or land from the activities, either from emission points specified in these standard rules or from other localised or diffuse sources, which are not controlled by an emission limit.

"emissions to land", include emissions to groundwater.

"groundwater" means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

"hazardous waste" has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005 (as amended)

"impermeable surface" means a surface or pavement constructed and maintained to a standard sufficient to prevent the transmission of liquids beyond the pavement surface, and should be read in conjunction with the term "sealed drainage system" (below).

"pollution" means emissions as a result of human activity which may—

- (a) be harmful to human health or the quality of the environment,
- (b) cause offence to a human sense,
- (c) result in damage to material property, or
- (d) impair or interfere with amenities and other legitimate uses of the environment.

"quarter" means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

"sealed drainage system" in relation to an impermeable surface, means a drainage system with impermeable components which does not leak and which will ensure that:

- (a) no liquid will run off the surface otherwise than via the system;
- (b) except where they may lawfully be discharged, all liquids entering the system are collected in a sealed sump.

"site" means the place where mobile plant is deployed as detailed in the agreed deployment form(s).

"year" means calendar year commencing on 1st January.

End of standard rules

TEMPORARY LICENCE TO DISCHARGE EFFLUENT

Southern Water Services hereby permit Keltbray Remediation Ltd, St Andrews House, Portsmouth Rd, Esher KT10 9AT to discharge effluent from West End Nursery, Roundstone Lane, Angmering, West Sussex BN16 4AX into the adjacent foul sewerage system, subject to the following conditions:

1. Nature of the effluent

The effluent shall consist only of Surface Water: Surface Water. No change may be made without the written permission of Southern Water Services.

2. Location of the site and sewers affected

The effluent shall only be discharged into the foul sewerage system adjacent to East Worthing WTW. No change shall be made in location of the discharge point(s) without written permission of Southern Water Services.

3. Maximum quantity to be discharged in any one day

The maximum quantity of effluent discharged in any one period of twenty-four hours shall not exceed 150 cubic metres without the written consent of Southern Water Services.

4. Time of discharge

No effluent shall be discharged except between the hours of 00:00 hours and 23:59 hours in any one day.

5. Matters strictly prohibited from entry to the sewer

The following substances are strictly prohibited from entry to the Company's sewers and shall not be contained in the effluent:

- 5.1 Any petroleum spirit or other inflammable solvents.
- 5.2 Calcium Carbide.
- 5.3 Any organic solvents
- 5.4 Any other substances, either alone or in combination with any other matter lawfully present in the Company's sewers, likely to injure the said sewers or to interfere with the free flow of their contents or to affect prejudicially the treatment and disposal of their contents or to be dangerous to the health of the men working in the sewers or at the Wastewater Treatment Works or to make specially difficult or expensive any process of purification or to pollute in any way the watercourse, estuary or coastal water into which the effluent will eventually discharge.

6. Limitations on effluent composition

The effluent must not contain any substance currently on the Prescribed Substances listing in greater than background concentration.

7. Measurement and monitoring of the discharge

- 7.1 The method of measuring and recording the volume of effluent discharged under the terms of this Licence shall be as previously agreed in writing with Southern Water Services. The Licensee shall keep records of the volume of effluent discharged and return those records to Southern Water Services on demand.
- 7.2 The Licensee is responsible for ensuring the effluent discharged complies with the terms of this Licence. Southern Water Services may carry out additional monitoring of the discharge that will be recharged to the Licensee.

8. Payment

The Licensee shall pay to Southern Water Services charges for compliance monitoring of this temporary discharge and the disposal of the effluent, as previously notified and agreed in writing by the Licensee. All such charges shall become due and payable on demand.

9. Duration of the Licence

The effluent may only be discharged during the period commencing from the date of this Licence and ending 180 days thereafter.

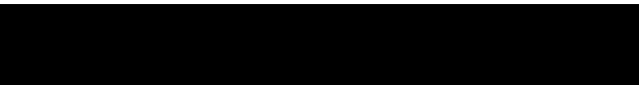
10. Termination

Southern Water Services may terminate this licence on 24 hours written notice if the licensee breaches any of the terms of this licence.

11. Waiver

Failure by Southern Water Services to enforce any of the terms of this licence shall not be a waiver of them nor of the right at any time subsequently to enforce all the terms of this licence.

Dated this 23rd Day of March 2016.

Signed: 

Isabelle Standen

Trade Effluent Inspector

20th April 2016

Dear Neighbour,

RE: West End Nursery, Angmering

As you are aware works are currently underway on the West End Nursey site, located on Roundstone Lane in Angmering.

Cala Homes (South Home Counties) Ltd. have appointed Keltbray Remediation (KR) to undertake an enabling works/remediation package, which includes re-profiling of the site to provide a platform for housing.

Overall the programme of works is scheduled to take 12 weeks and will include elements of excavation, stockpiling, processing and backfilling of soils. All works being undertaken on site are in accordance with a Mobile Treatment Permit and Remedial Strategy prepared by CALA Homes independently appointed consultant, RSK. As key consultees these documents have been approved by Arun District Council and the Environment Agency in order to ensure that the works cause minimal impacts to local residents and the surrounding environment.

During the works we aim to keep disruption to a minimum and will take every reasonable precaution to mitigate any negative environmental impacts. However, should you experience any disturbance due to our works please do not hesitate to contact the following members of our site team who will be onsite daily (08:00 – 18:00) to rectify any issues you may have:

- Steve Lee [REDACTED] (Cala Homes Site Manager)
- Rob Hook [REDACTED] (KR Site Manager)

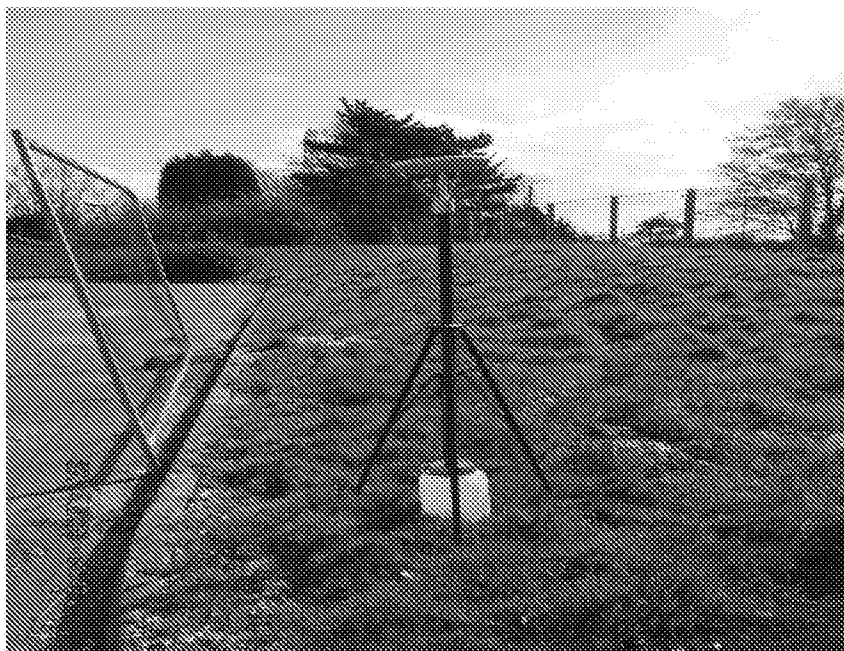
Yours Sincerely,

Keltbray Remediation Team

6033 Angmering Photos

Dust bottle at Environmental
Monitoring Station

27/04/2016



Attachment G

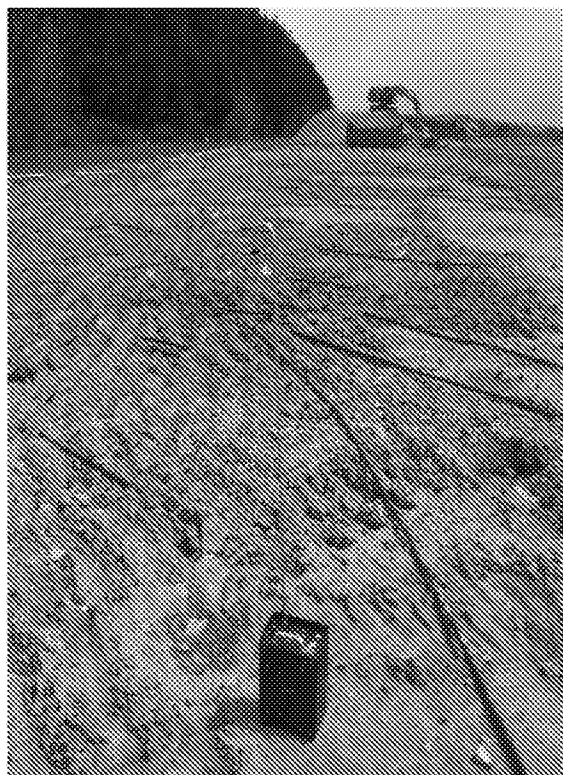
Dustdisc at Environmental Monitoring
Station

27/04/2016



6033 Angmering Photos

Asbestos Air Monitoring
27/04/2016



Attachment G

Asbestos Picking
28/04/2016



6033 Angmering Photos

Public Open Space (POS) dig
28/04/2016



Attachment G

Netlon fencing around stockpiles
29/04/2016



6033 Angmering Photos

Asbestos found in East archeological area, analysed by Envirochem

04/05/2016



Attachment G

Excavation of West bund
06/05/2016



6033 Angmering Photos

Spraying down works to control dust
06/05/2016



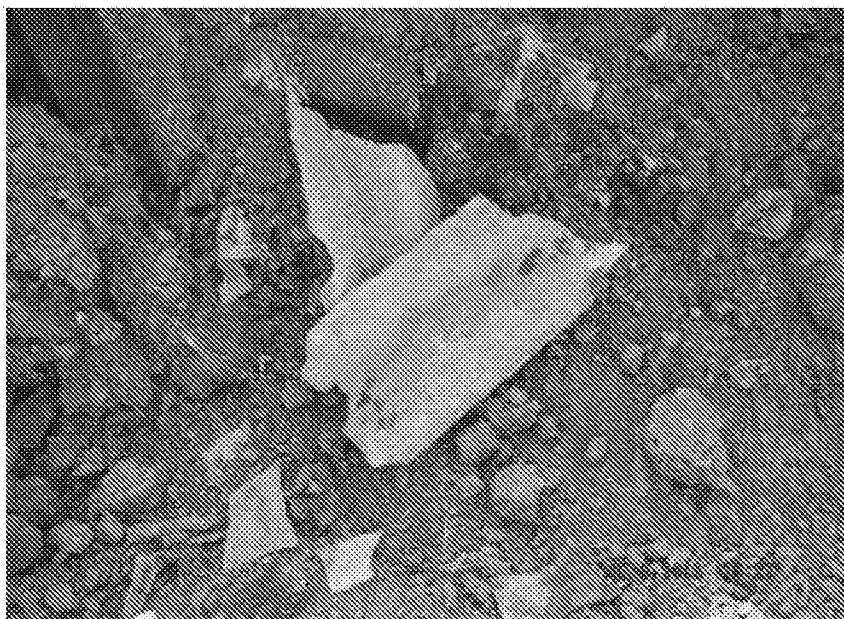
Attachment G

Spraying down dumper truck route
06/05/2016



6033 Angmering Photos

Asbestos found in West bund
06/05/2016



Attachment G

Waste material in west bund
09/05/2016



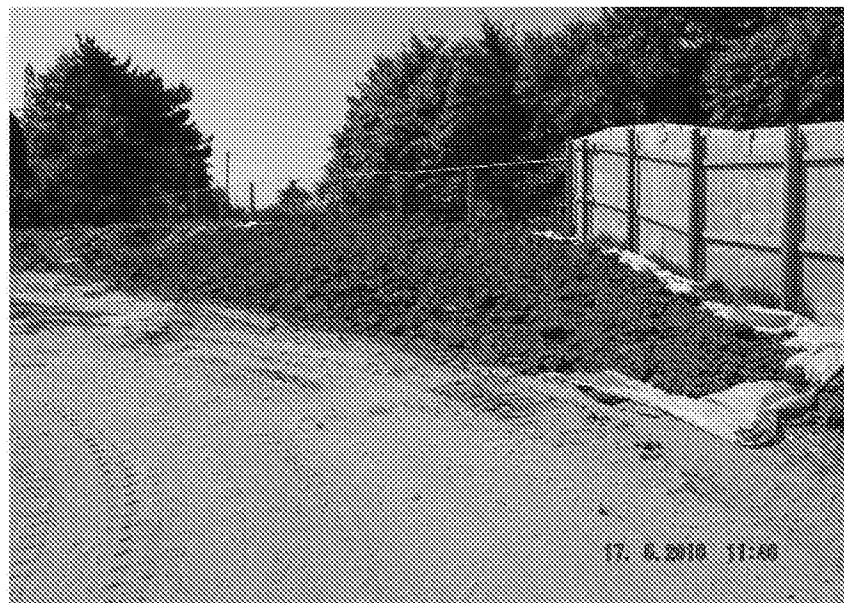
6033 Angmering Photos

Capping west bund
16/05/2016



Attachment G

Capping east bund
17/05/2016



6033 Angmering Photos

Area asbestos found in archaeological
area

23/05/2016



Attachment G

West south bund

23/05/2016



6033 Angmering Photos

Attachment G

Clean stockpile handed over to client
23/05/2016



Completed POS excavation
27/05/2016



6033 Angmering Photos

Separating material in SP7 for
treatment

01/06/2016



Attachment G

Small bund within area for treated
material to prevent water run-off

02/06/2016



6033 Angmering Photos

Other contractors on site moving crush
without dust suppression

03/06/2016



Attachment G

Stockpile backfilled into POS
excavation

10/06/2016



6033 Angmering Photos

Attachment G

POS progress

15/06/2016



Stockpile ID	Date Created	SP max volume	Soil Description	Origin	End Use	Clean/ Dirty	SP colour	Comments
1	28/04/2016	1570	Made Ground	POS	Treated/POS area	Dirty	Blue	
2	28/04/2016	1639	Made Ground	POS	Treated/POS area	Dirty	Blue	Created due to lack of space for SP1, same material as SP1
3	05/05/2016	584	Made Ground	POS	Treated/POS area	Dirty	Blue	Created due to lack of space for SP1, same material as SP1/2
4	06/05/2016	442	Made Ground	W BUND	Treated/POS area	Dirty	Blue	Contained a lot of plastic
5	09/05/2016	897	Made Ground	W BUND	Treated/POS area	Dirty	Blue	Created due to lack of space for SP4, same material as SP4
6	11/05/2016	654	Made Ground	W BUND	Treated/POS area	Dirty	Blue	Created due to lack of space for SP4, same material as SP4/5
7	18/05/2016	1046	Made Ground	W BUND	Treated/POS area	Dirty	Blue	Odour but PID readings <0.01 ppm benzene
8	04/05/2016	228	Made Ground	POS	West bund capping	Clean	Green	Used to be CPS1, renamed on 25/05/2016
9	17/05/2016	1200	Made ground	POS	For client use	Clean	Green	Kept separately as requested by client/located east on the side of sp area used to be CPS2, renamed on 25/05/2016
10	23/05/2016	1100	Made Ground	POS	East bund capping	Clean	Green	
11	24/05/2016	3000	Made Ground	POS	POS area	Clean	Green	
12	01/06/2016	442	Made Ground	W BUND/ SP7	POS area	Treated		Treated sp7

Date	Haulier	EWC	Description	Receiver Site	EA Hazardous Note	Ticket No.
21/06/2016	EMR	200104	Metal from household, commercial, industrial and institutional waste procedures	EMR Portsmouth	N/A	148365
21/06/2016	EMR	200104	Metal from household, commercial, industrial and institutional waste procedures	EMR Portsmouth	N/A	166338
23/06/2016	TJW	170904	Mixed construction and demolition waste	Yapton Waste Recycling	N/A	466190
28/06/2016	TJW	170904	Mixed construction and demolition waste	Yapton Waste Recycling	N/A	466353
29/06/2016	GJ Bowmer	170605	Asbestos	Witcham Meadlands Landfill	KELTBR/24199	N/A