Upton McGougan Ltd

WINDROOS NURSERY, WORTHING ROAD LITTLEHAMPTON

Preliminary Contamination Assessment

for

Stuart Lyons

July 2010

Project No. 022.1832/RW/92139A

UPTON MCGOUGAN

Upton McGougan Limited
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Moorside Road
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[redacted]

N DISTRICT COUNCIL LU/229/10/

Revision History

Rev	Date	Purpose/Status	Document Ref.	Comments
0	4-5-10	DRAFT	022.1832/RW/92139	Draft for comment
A	8-7-10	First Issue	022.1832/RW/92139A	Issued for Planning

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1.0 INTRODUCTION

1.1 Instructions were received from Savills in February 2010 to undertake an Preliminary Contamination Assessment (PCA) to support the proposal to redevelop the current Windrocs Nursery site

1.2 The request for a PCA is to support the planning application for the redevelopment of the site for residential use.

2.0 THE SITE

2.1 The Site is located on the A259 Worthing Road Littlehampton between the recently completed Eden Park Development and the Body Shop Headquarters at Watersmead Business Park the site has an approximate area of 2.35 Ha. A site location plan is included in Appendix A

2.2 A topographical survey of the site has been undertaken and can be found in Appendix B. The survey shows that a significant amount of the existing development is hard paved. From the levels shown on the survey the site is generally falling towards the North East.

2.2.1 Historical OS plans have been consulted.

2.2.2 The maps are included in Appendix C and show the site as undeveloped from the earliest map dated 1879 to 1973.

2.2.3 The map for 1974 indicates the site as a nursery with a significant coverage of glasshouses.

2.2.4 Between 1982 and 1986 the site remains largely unchanged but the new roundabout and the Watersmead Business Park is shown on the site adjacent to the east.

2.2.5 The site remains largely unchanged until 2000 with the reduction in glasshouse area.

2.2.6 From 2000 to 2005 the site appears unchanged

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2.2.7 From 2006 to 2009 there is a further reduction in glasshouse area shown and the site adjacent to the west is shown as developed.

3.0 SOURCES OF CONTAMINATION

3.1 The recent historic uses of the site have included a number of large glass roofed buildings, above ground storage tanks and unspecified buildings. The most recent use being as a Haulage yard.

3.1.1 The use of the site as a Nursery may have involved the use of chemical fertilizers, weed killers or other substances.

3.1.2 From the dates of the construction works it can be seen that the buildings were erected when Asbestos was a commonly used building material.

3.1.3 The use of the site as a haulage yard may involve the use of fuel and lubricants on site

3.2 The site does not lie within a Radon protection area.

DEVELOPMENT PROPOSALS

3.3 It is proposed that the Windroos Nursery site be redeveloped, to provide a residential development comprising houses and apartments, with associated landscaping, car parking and access roads. A copy of the planning proposals can be found in Appendix D

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4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 As the site is to be used for residential purposes a full detailed site investigation report will be required.

4.2 The Envirocheck report refers to the site as having 'registered radioactive substances' - the text refers to the Environment Agency and Horticultural Research Centre, however following discussions with Envirocheck it appears that the post code does not relate to this site, and the site has not previously been used as a Horticultural Research Centre

4.3 As the previous and current site uses have included items that have the potential to cause pollution and contamination further investigation is recommended.

4.4 The site investigation referred to in item 4.1 should include the following provisions.

4.4.1 A preliminary risk assessment which has identified:

4.4.1.1 All previous uses

4.4.1.2 Potential contaminants associated with those uses

4.4.1.3 A conceptual model of the site indicating sources, pathways and receptors

4.4.1.4 Potentially unacceptable risks arising from contamination at the site.

4.4.2 A site investigation scheme, based on (4.3.1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

4.4.3 The site investigation results and the detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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4.4.4 A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (4.3.3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4.5 It is likely that any planning consent granted would require the above assessment and investigation to be carried out.

4.6 In addition the the above it is recommended that a full asbestos survey be carried out to ascertain the extent if any of Asbestos on the site.

4.6.1 If Asbestos is found to be present then a management and disposal strategy will be required under the control of Asbestos regulations.

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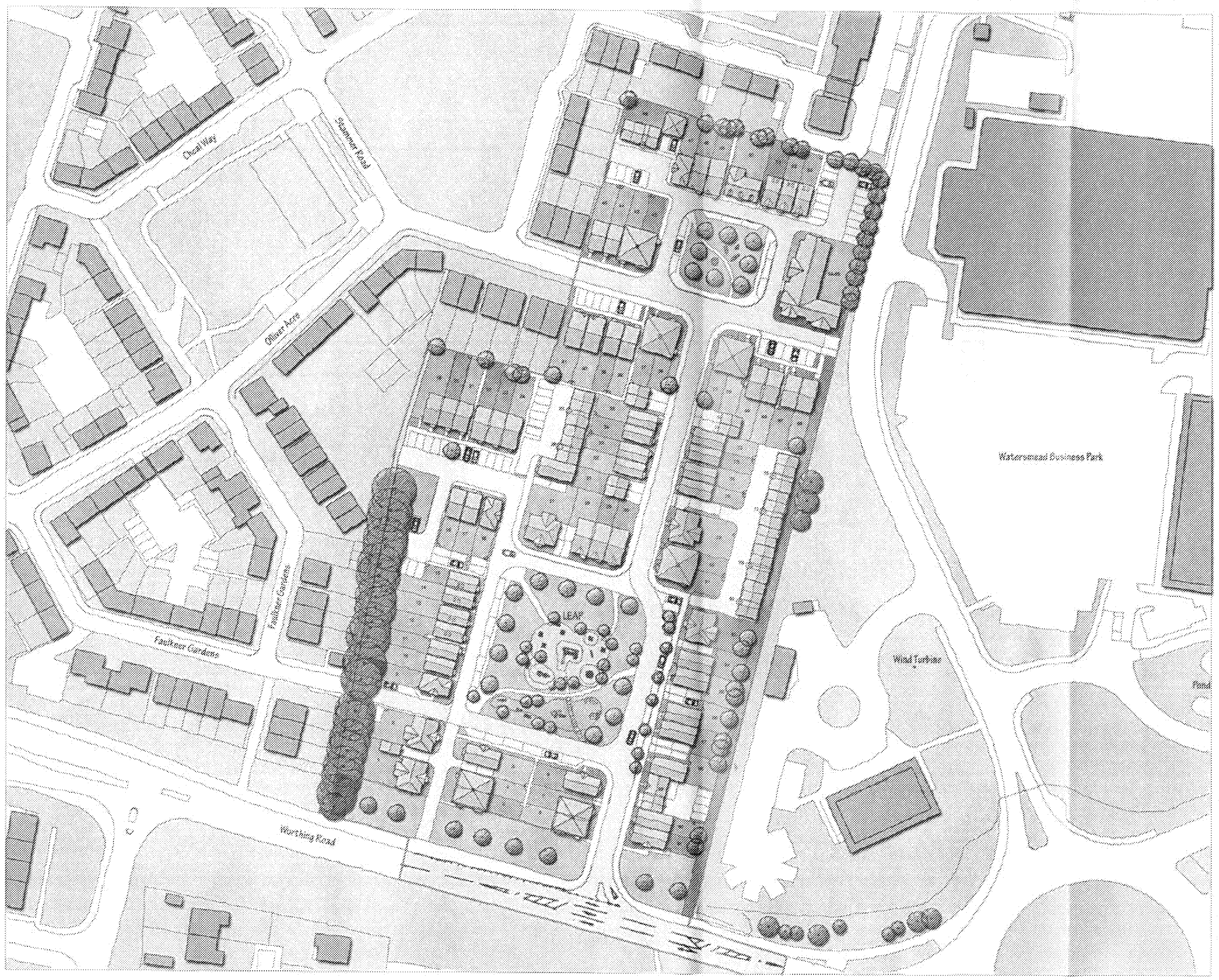
Appendix A

SITE LOCATION PLAN

UN DISTRICT COUNCIL LU/229/10/



No.	Revision	By	Date
A	Amendments to Layout and Site Area	CR	08.07.19
B	Amendments to Layout and Site Area	CR	08.07.19
C	Amendments to Layout and Site Area, Addition of Cycle Storage, Refuse Store & Green Roofed Cycle Storage Shelter, Addition of Solar Panels, Footpath to Worthing Road and Bin Store Relocated	CR	08.07.19

PLANNING & RESEARCH
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Client
Lyons Haulage

Site
Windrose Nursery,
Worthing Road,
Littlehampton

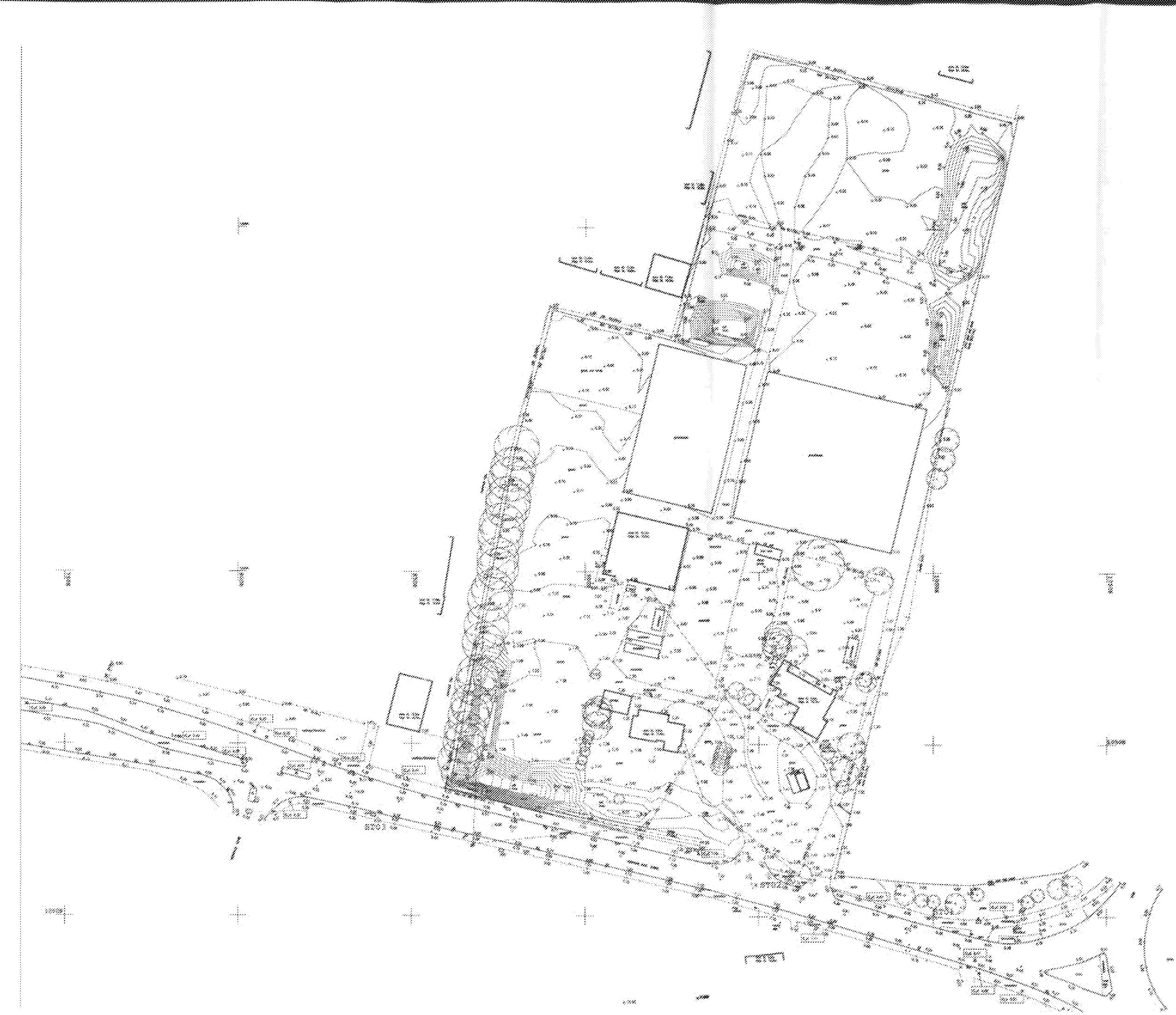
Drawing Title
Indicative Site Layout

Job No.	Date
SARU 161283	08.07.19
Drawn by	Checked by
TB	CR
Scale	Drawing No. / Rev.
1:500@A1	03 / C

Appendix B

TOPOGRAPHIC SURVEY

ARUN DISTRICT COUNCIL LU/229/10/



LEVEL DATUM

LEGEND

INDICATIVE

UPTON McGOUGAN

LYONS HAULAGE
WORTHING ROAD
WEST SUSSEX

SIGHTLINE SURVEY

1:500

Appendix C

HISTORIC MAPS

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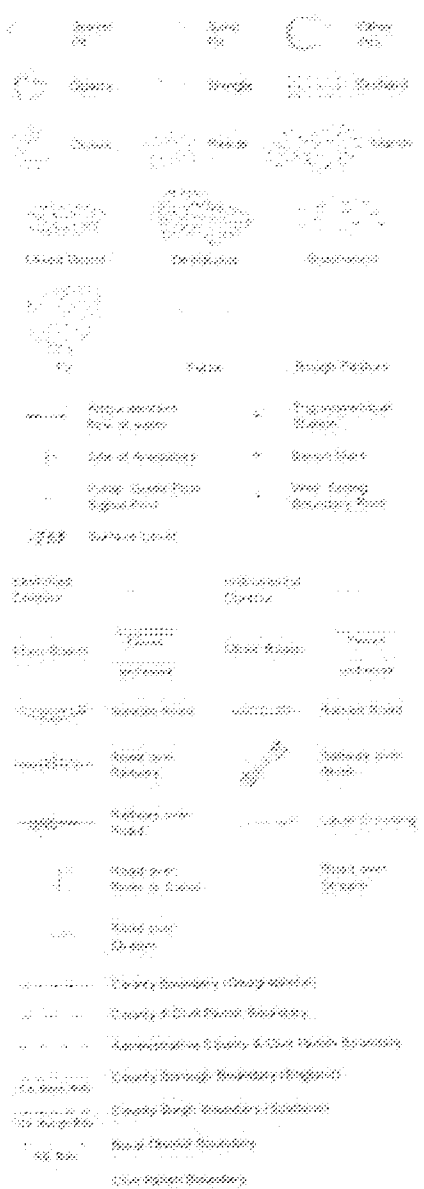
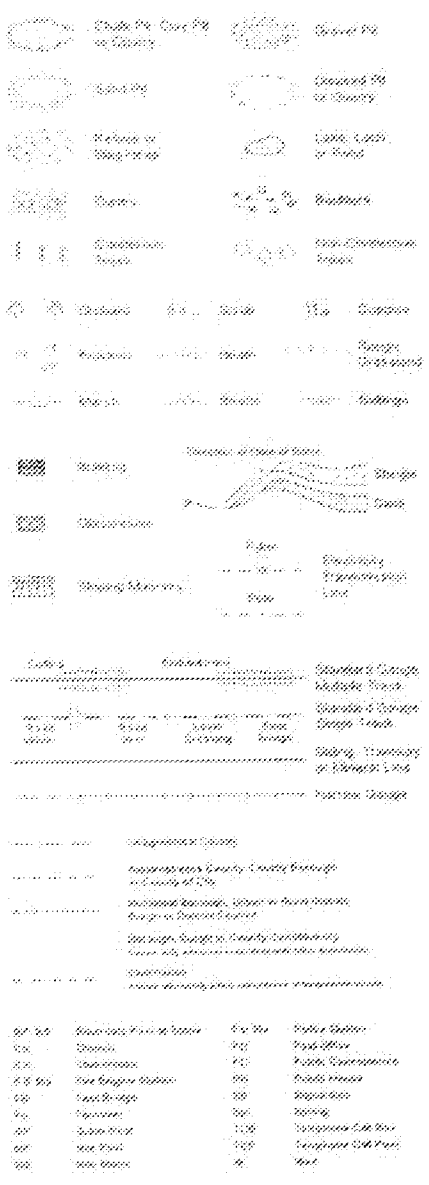
Historical Mapping Legends

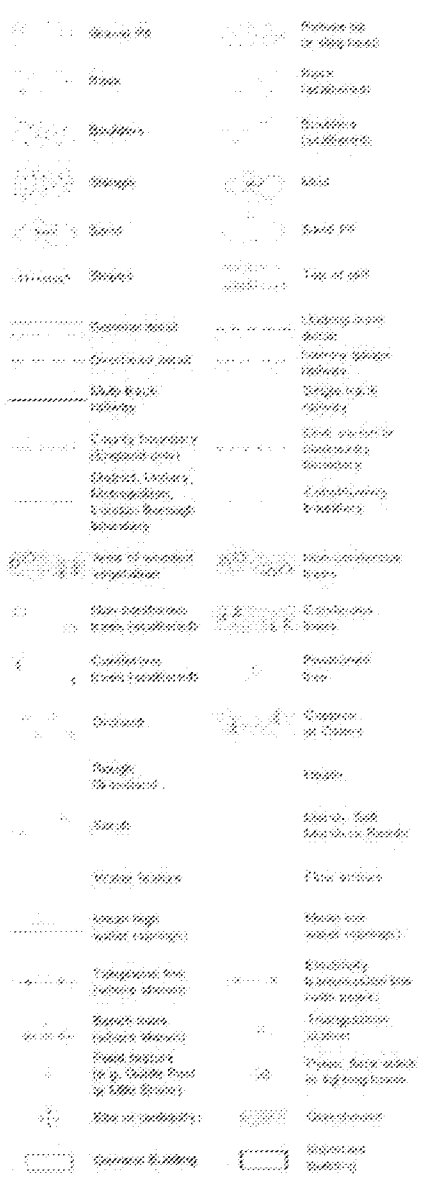
Ordnance Survey County Series and Ordnance Survey Plan 1:10,560



Ordnance Survey Plan 1:10,000



1:10,000 Raster Mapping



Sitecheck

Ordnance Survey mapping included:

Mapping Type	Scale	Date
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Ordnance Survey	1:2,500	1973
Ordnance Survey	1:2,500	1974 - 1986
Ordnance Survey	1:2,500	1988
Ordnance Survey	1:2,500	1989
Ordnance Survey	1:2,500	1991 - 1992
Ordnance Survey	1:2,500	1993
Ordnance Survey	1:2,500	1994
Ordnance Survey	1:2,500	1995
Ordnance Survey	1:2,500	1996
Ordnance Survey Plan	1:1,250	1970
Ordnance Survey Plan	1:1,250	1971
Ordnance Survey Plan	1:1,250	1972 - 1973
Ordnance Survey Plan	1:1,250	1974 - 1975
Ordnance Survey Plan	1:1,250	1976
Ordnance Survey Plan	1:1,250	1977
Ordnance Survey Plan	1:1,250	1978
Ordnance Survey Plan	1:1,250	1979
Ordnance Survey Plan	1:1,250	1980
Ordnance Survey Plan	1:1,250	1981
Ordnance Survey Plan	1:1,250	1982
Ordnance Survey Plan	1:1,250	1983
Ordnance Survey Plan	1:1,250	1984
Ordnance Survey Plan	1:1,250	1985
Ordnance Survey Plan	1:1,250	1986
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Ordnance Survey Plan	1:1,250	2007
Ordnance Survey Plan	1:1,250	2008
Ordnance Survey Plan	1:1,250	2009
Ordnance Survey Plan	1:1,250	2010
Large Scale National Grid Data	1:1,250	2010
Large Scale National Grid Data	1:1,250	2010

Order Details

Site Details

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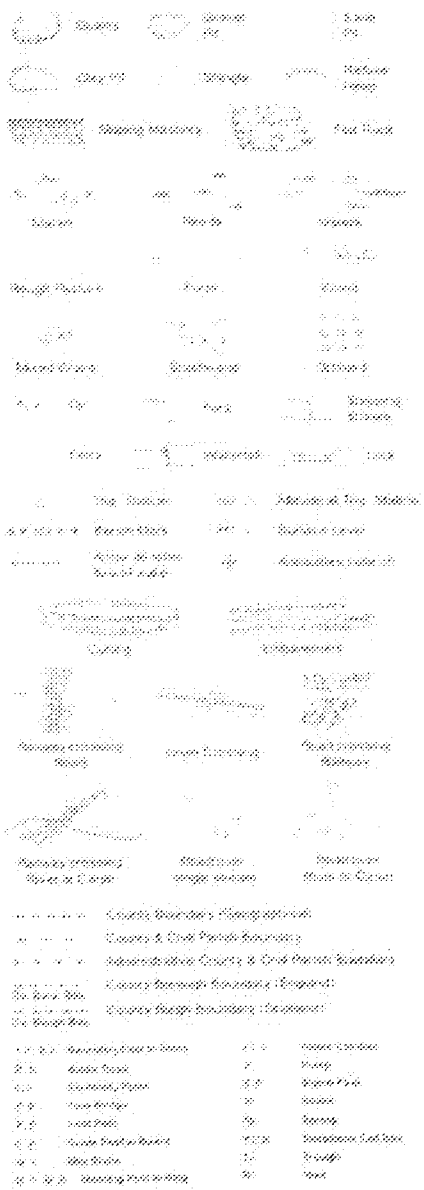
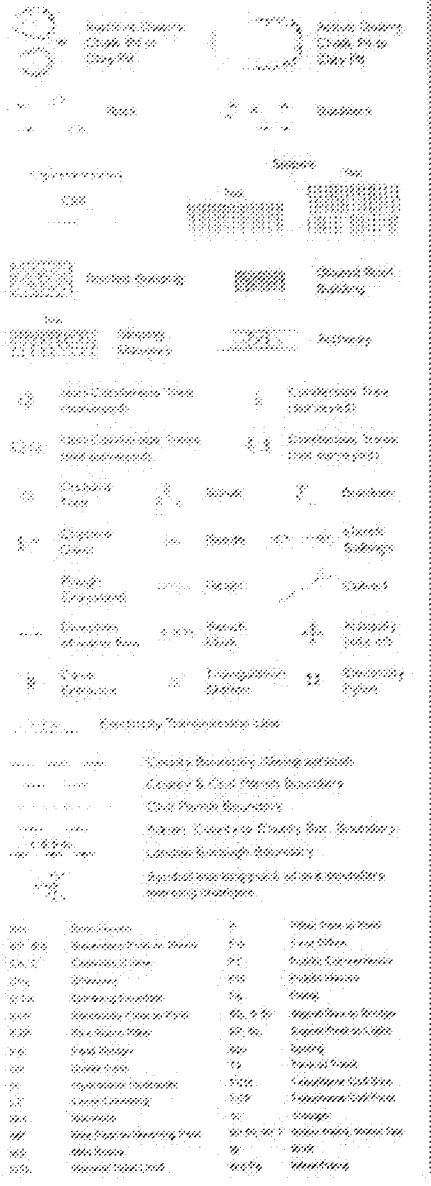
Historical Mapping Legends

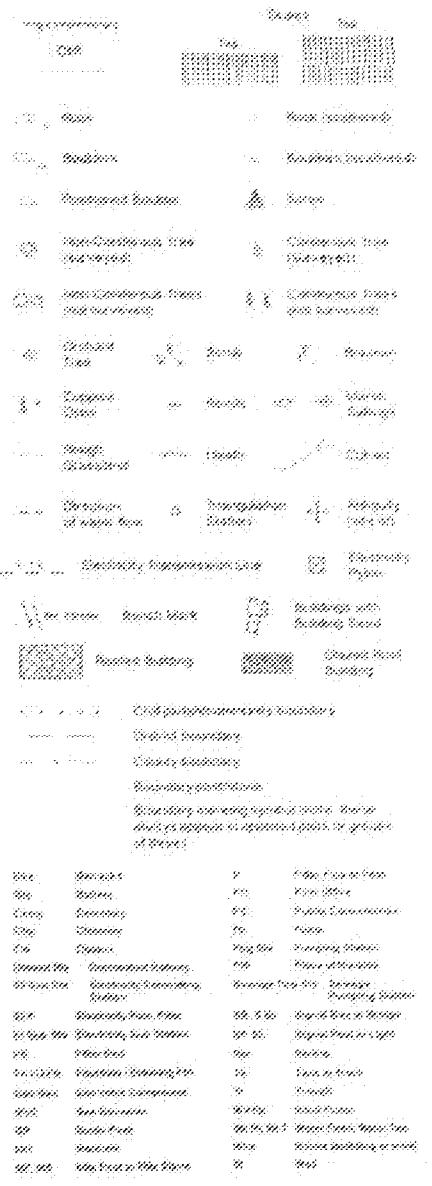
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional Sheets and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



Large-Scale National Grid Data 1:2,500 and 1:1,250



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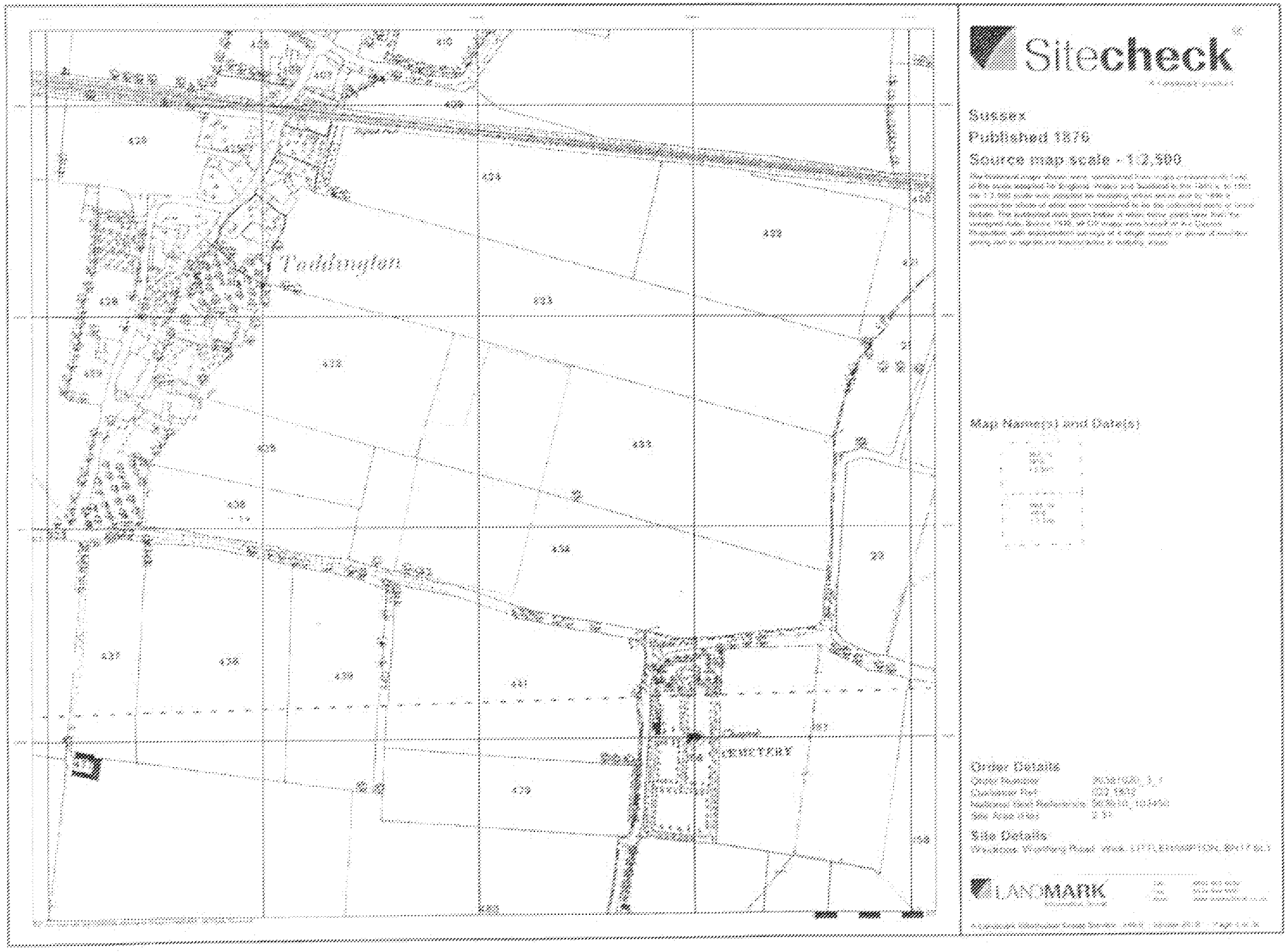

Sitecheck

Sussex

Published 1876

Source map scale - 1:2,500

Map Name(s) and Date(s)

Order Details

Site Details

LANDMARK

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Sussex
Published 1879
Source map scale - 1:10,560

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Ordnance Survey Plan
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Map Name(s) and Date(s)

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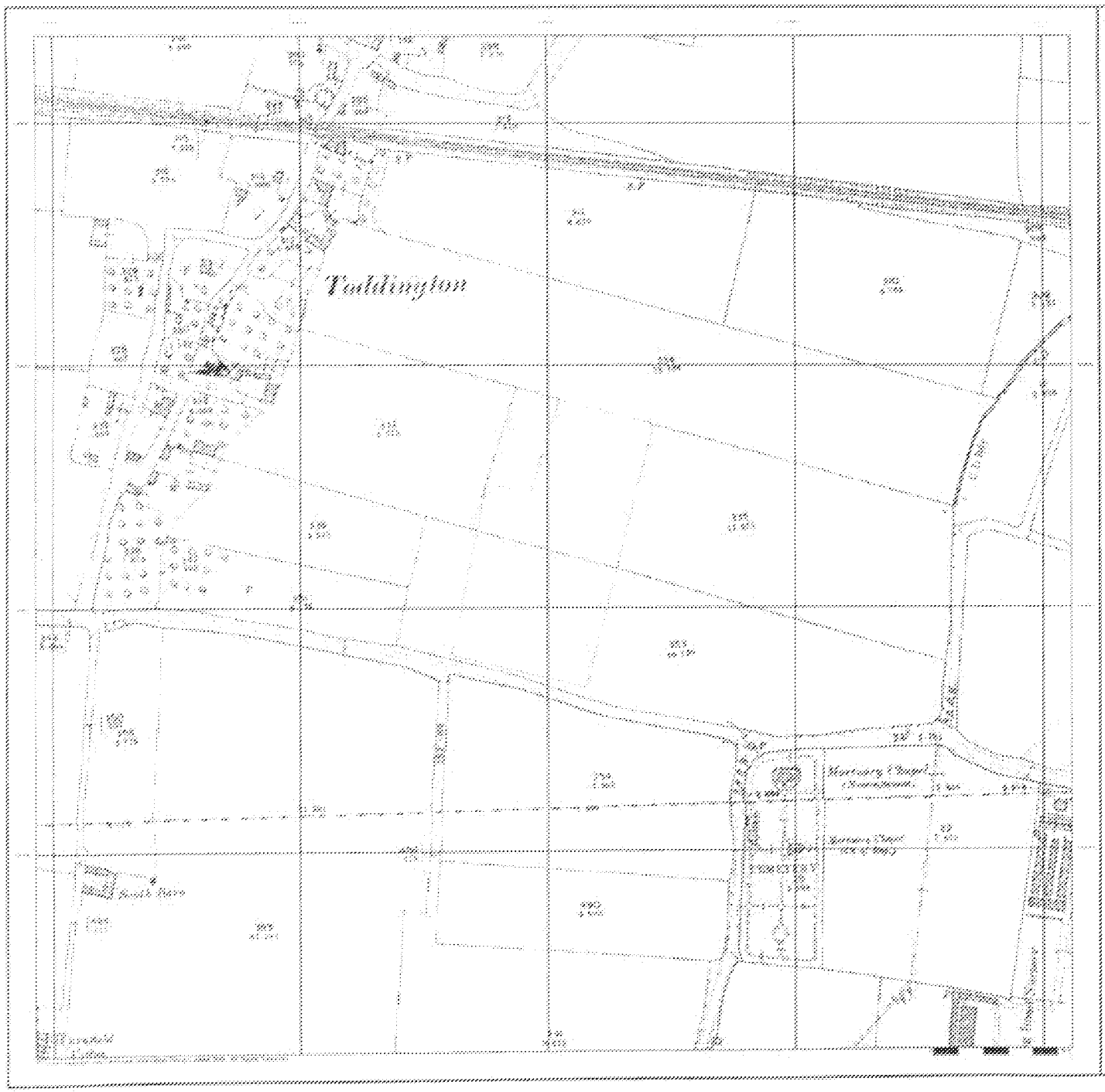

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Published 1897 - 1898

Source map scale - 1:2,500

Map Name(s) and Date(s)

Order Details

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Sitecheck

Sussex

Published 1899

Source map scale - 1:10,560

Map Name(s) and Date(s)

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Ordnance Survey Plan
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Source map scale - 1:10,560

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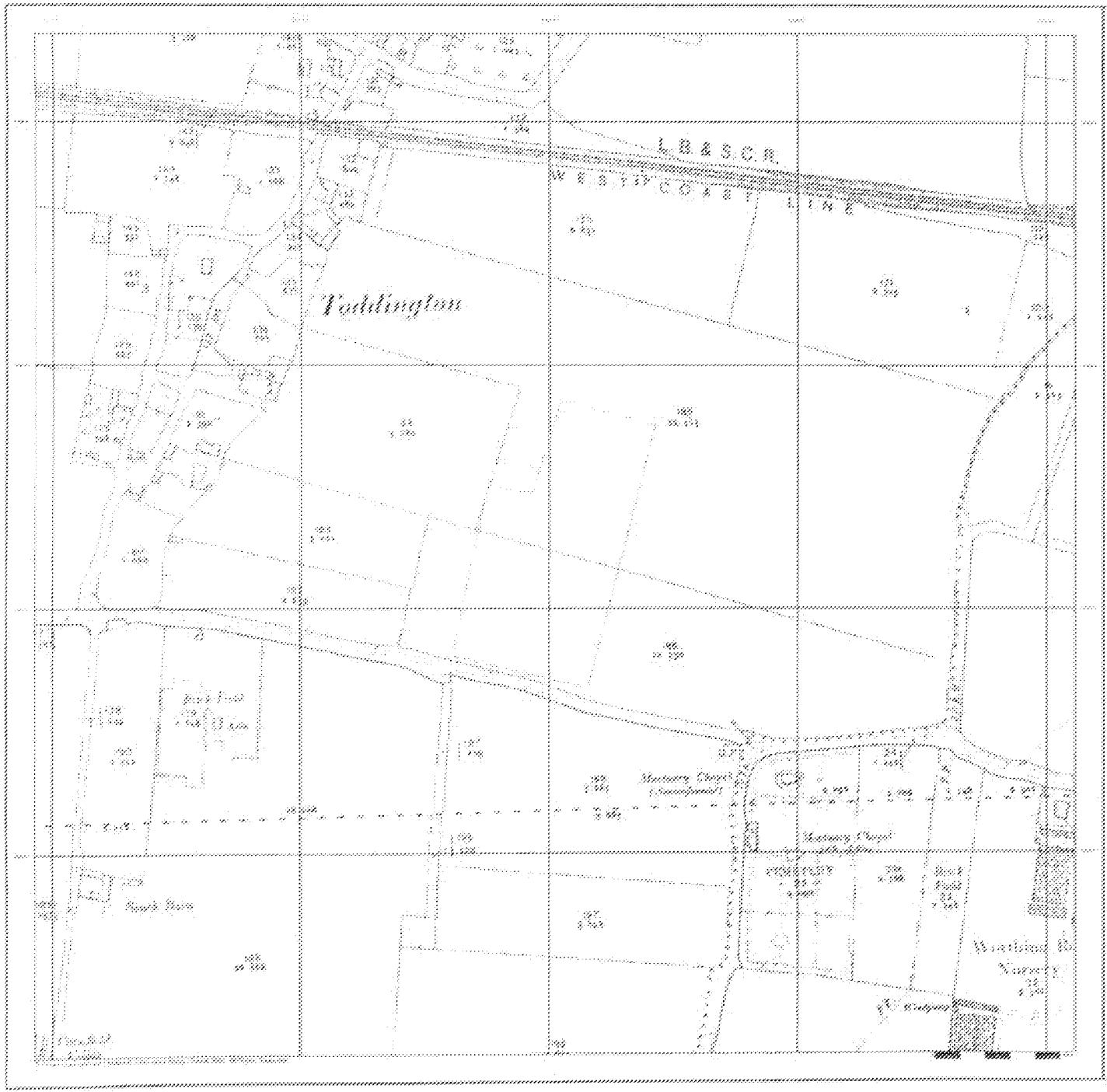

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Sussex
Published 1911 - 1912
Source map scale - 1:2,500

Map Name(s) and Date(s)

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Sussex
Published 1913
Source map scale - 1:10,560

Map Name(s) and Date(s)

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Ordnance Survey Plan
Published 1913
Source map scale - 1:10,560

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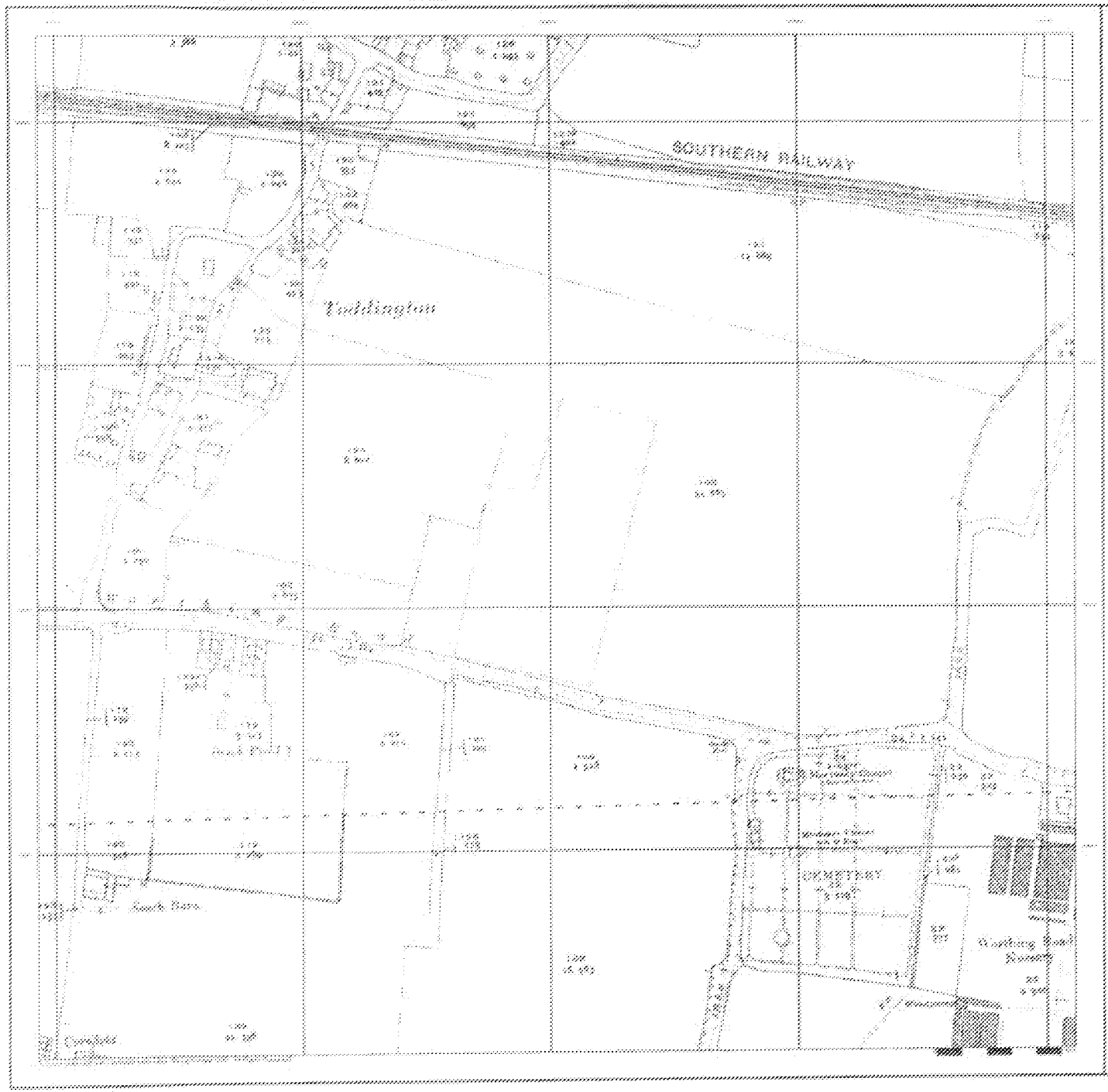

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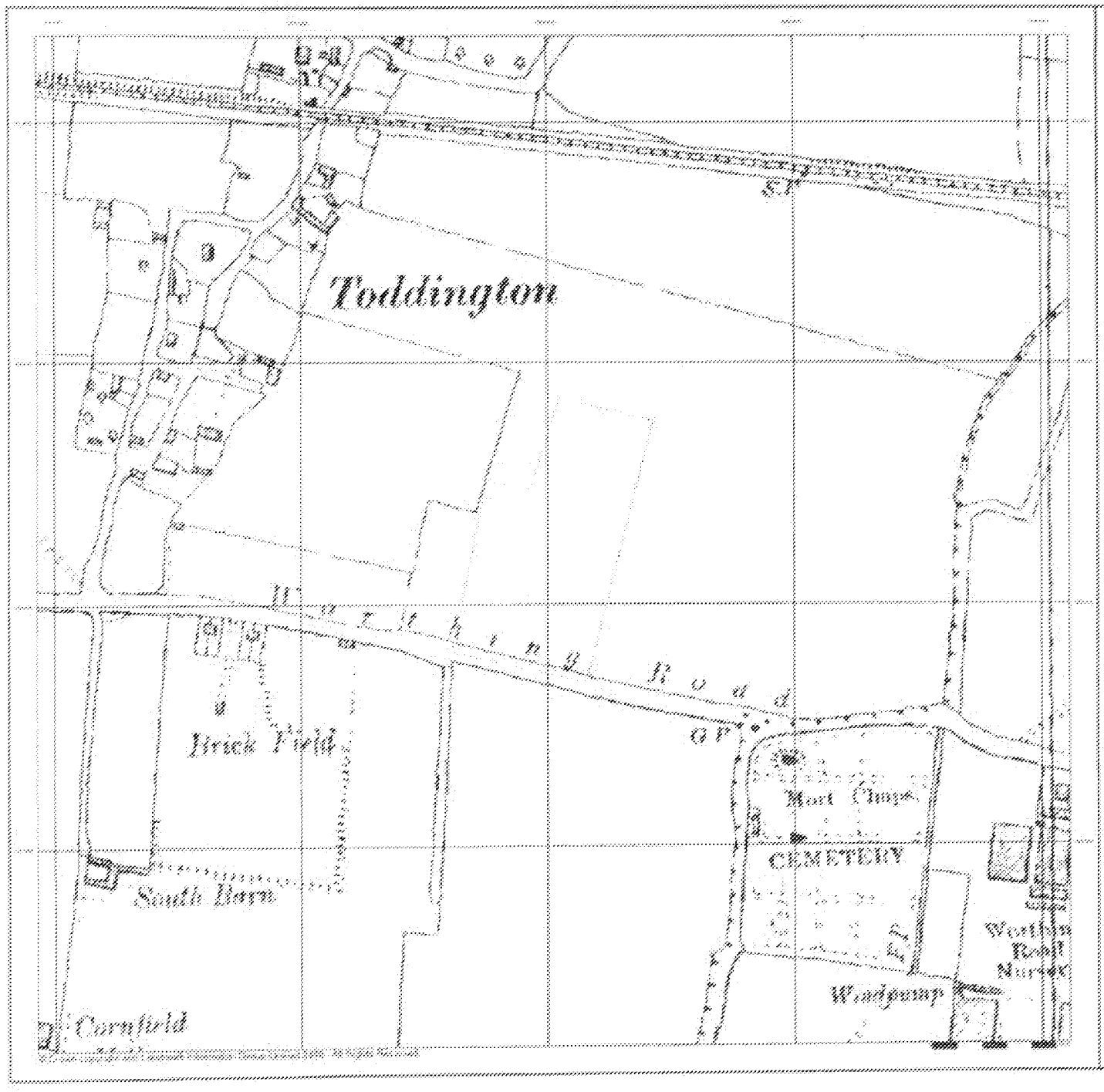

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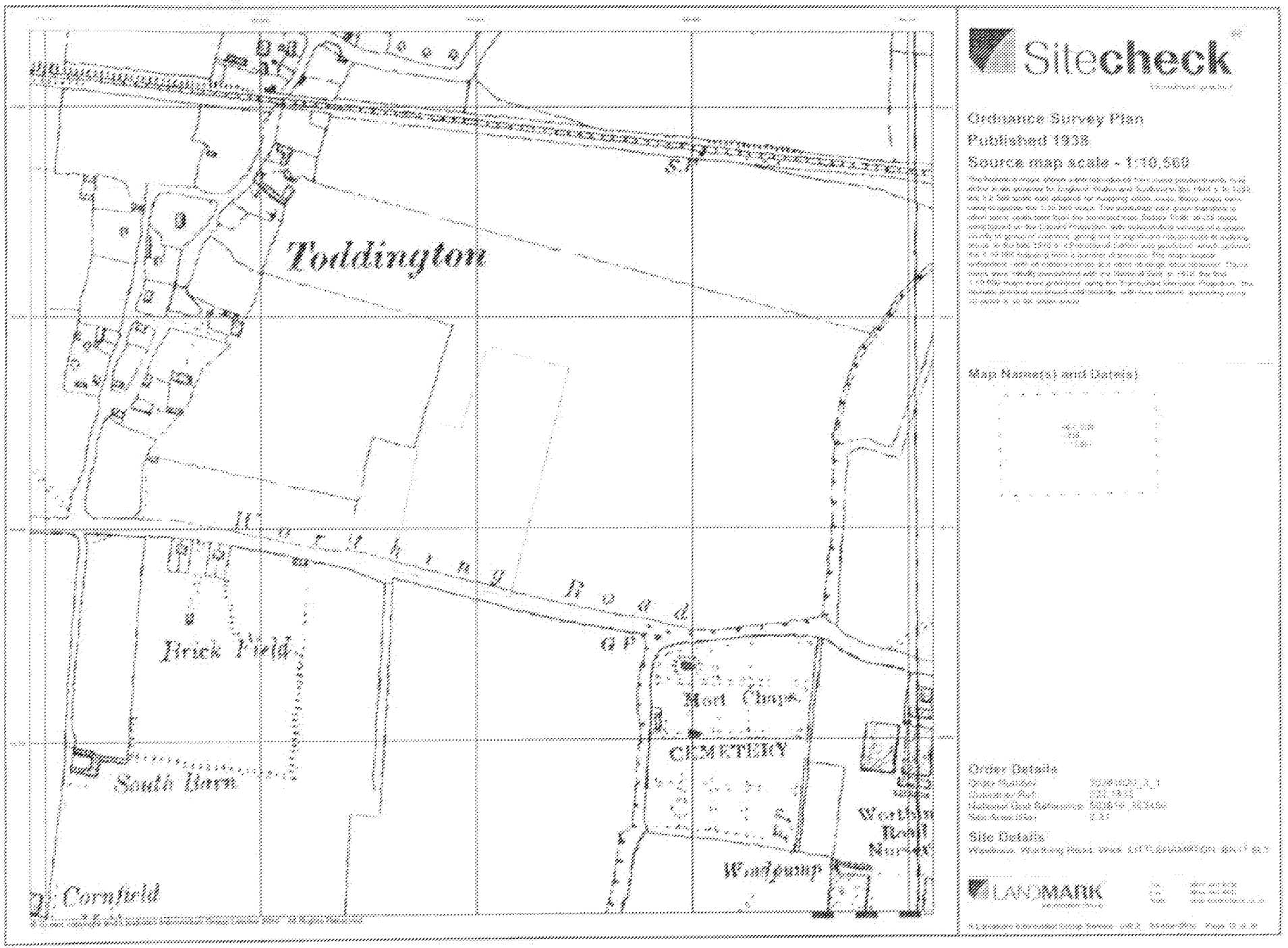

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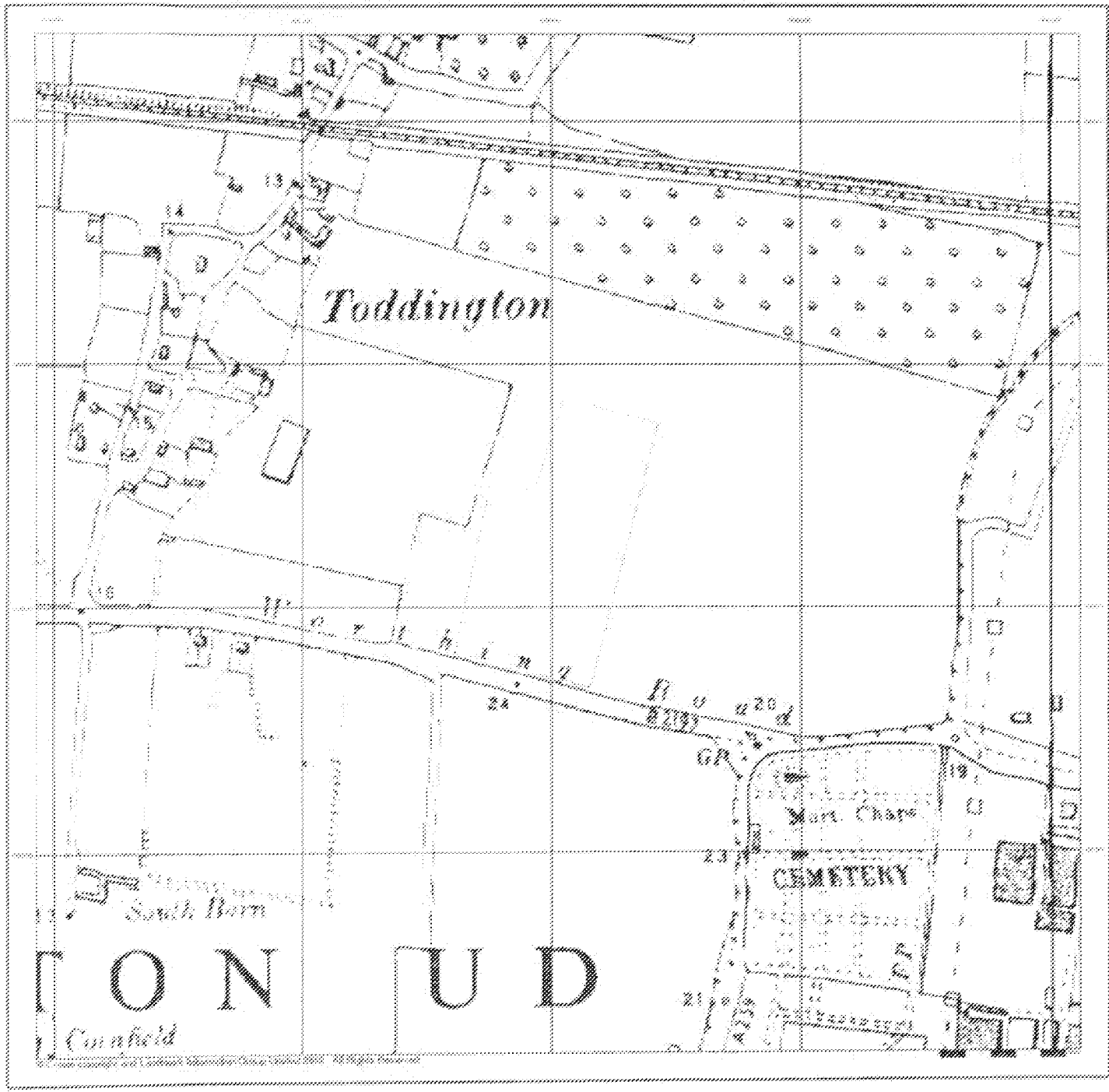

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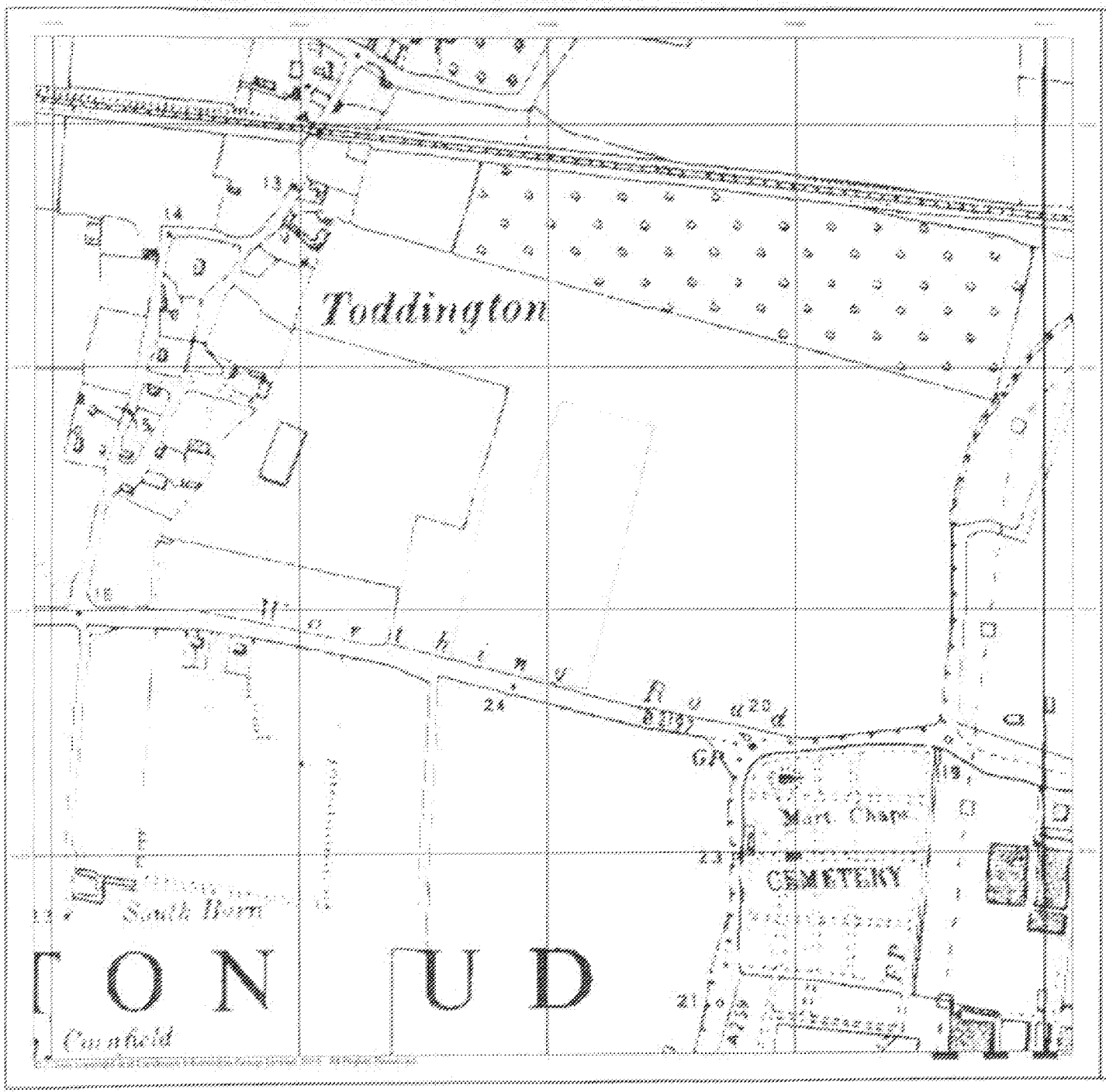

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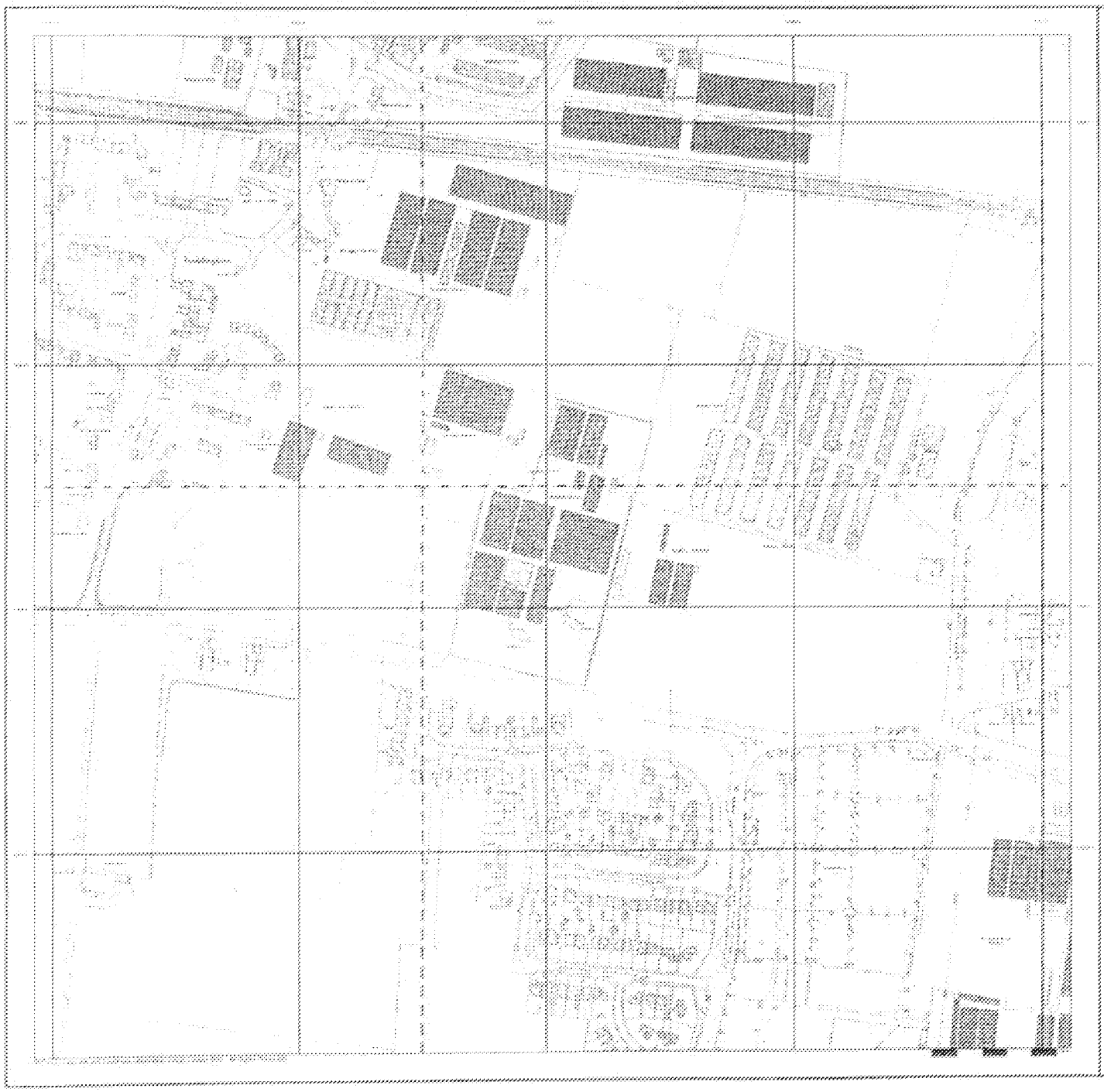

Sitecheck

Ordnance Survey Plan
Published 1969 - 1970
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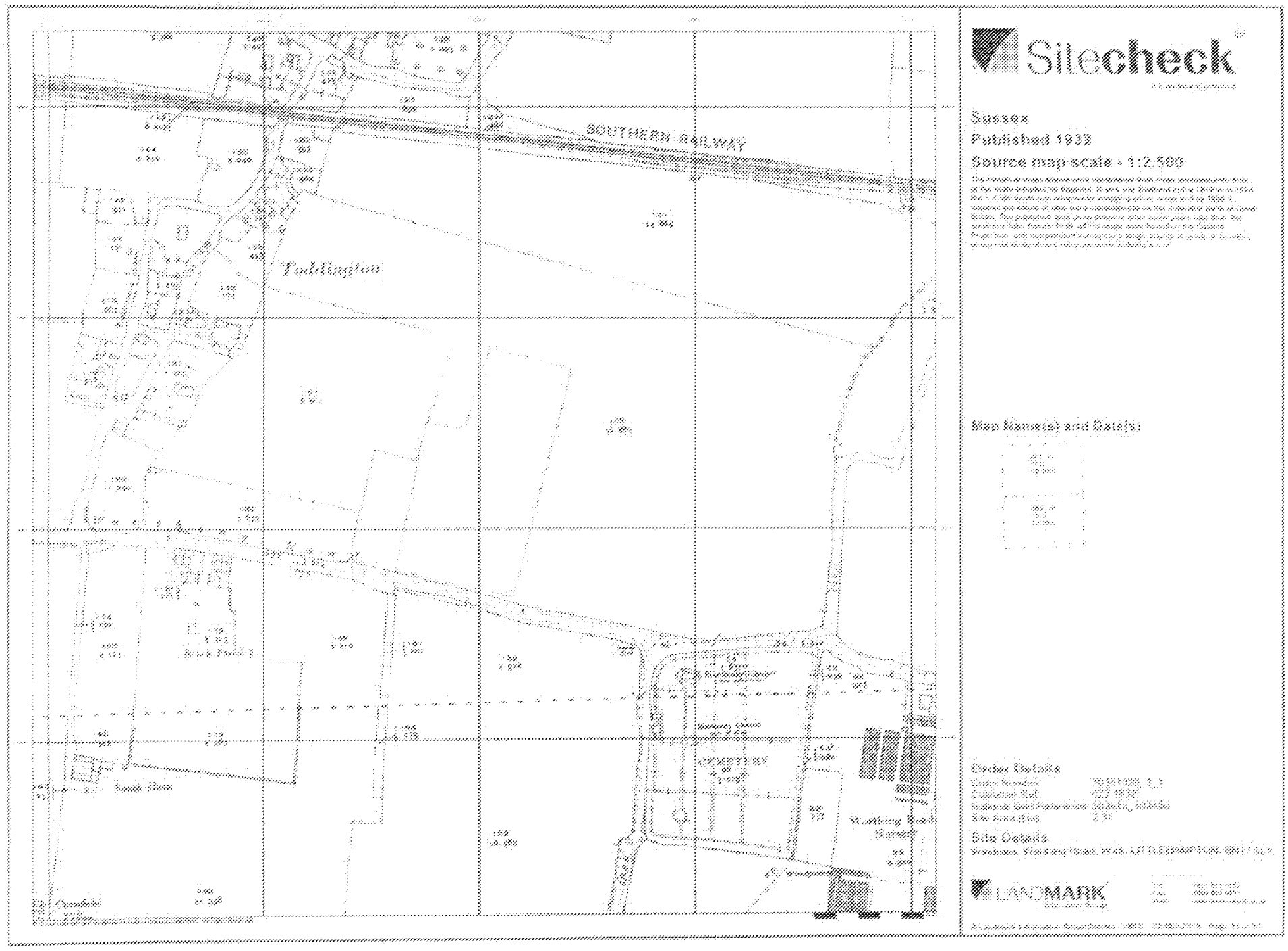

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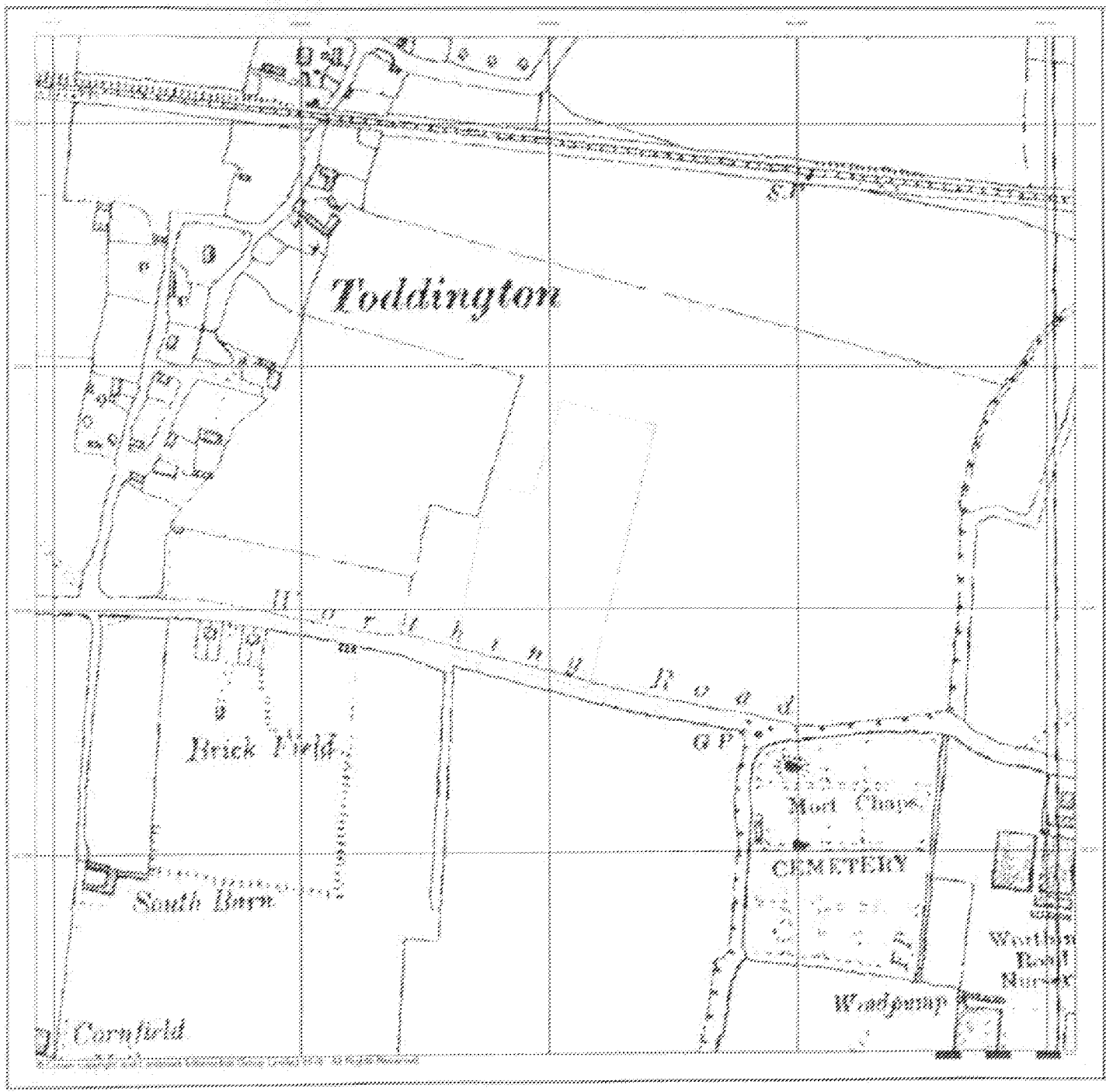

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Published 1938

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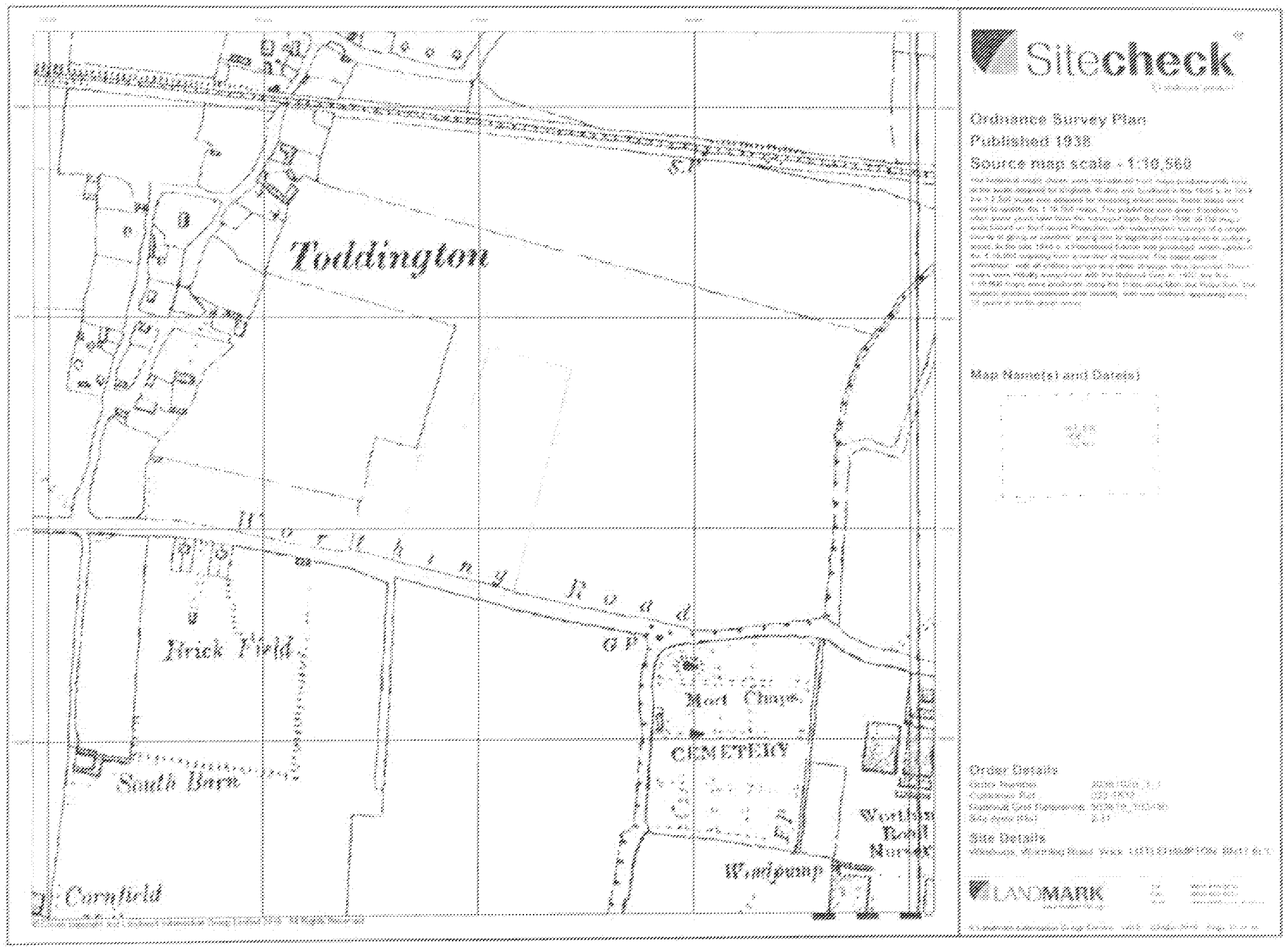

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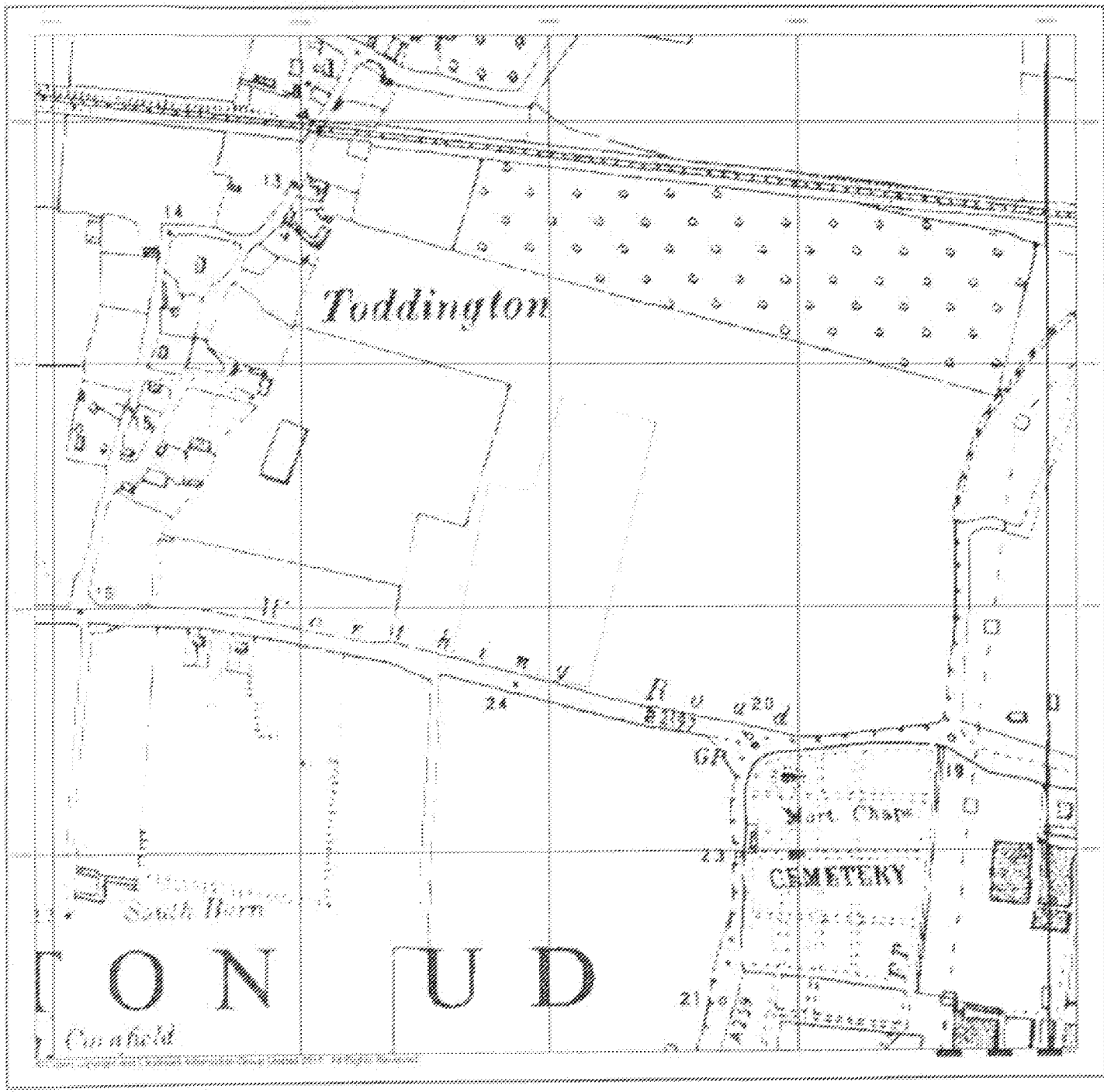

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Ordnance Survey Plan
Published 1962
Source map scale - 1:10,560

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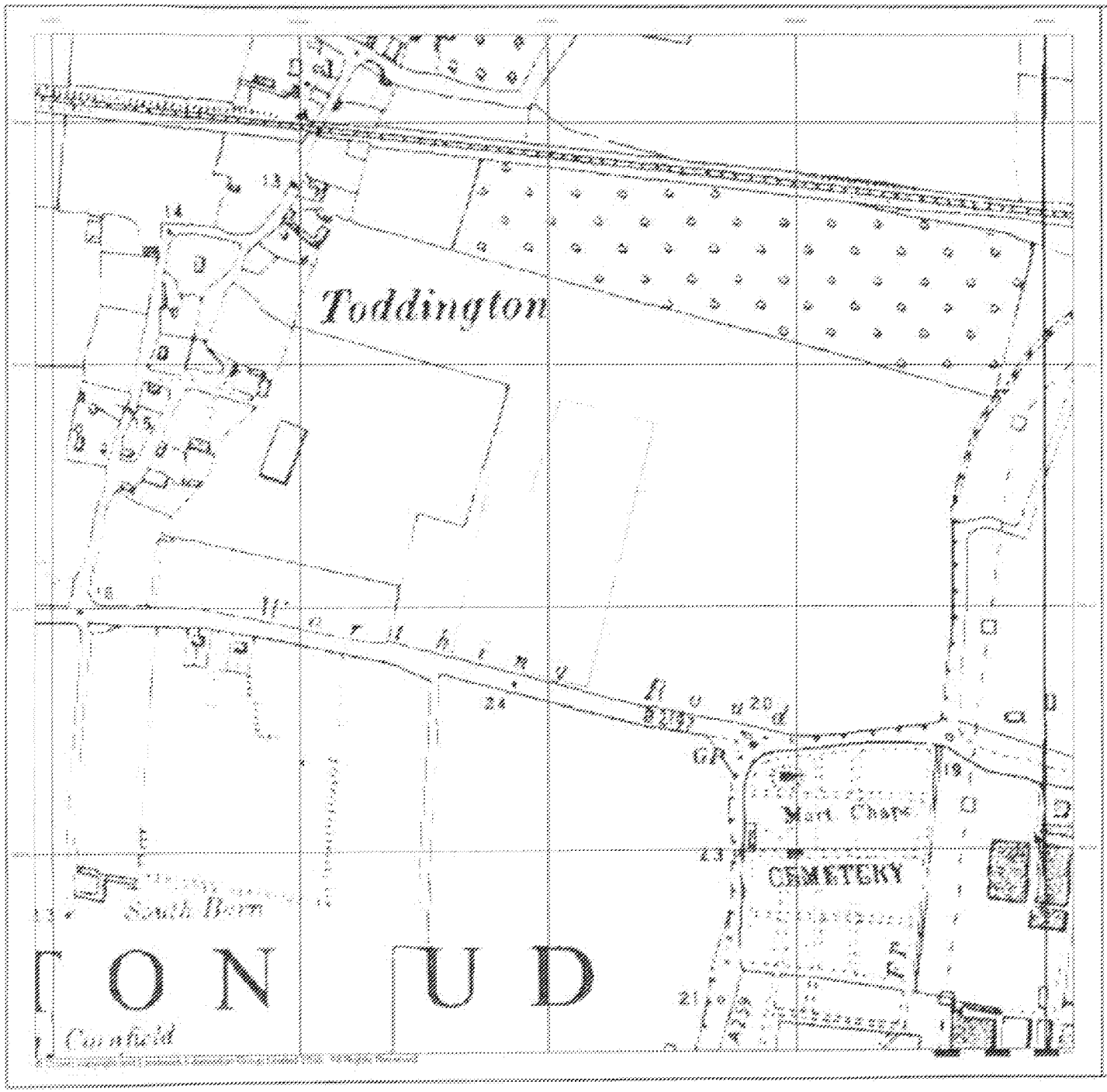

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Ordinance Survey Plan
Published 1962
Source map scale - 1:10,560

Map Name(s) and Date(s)

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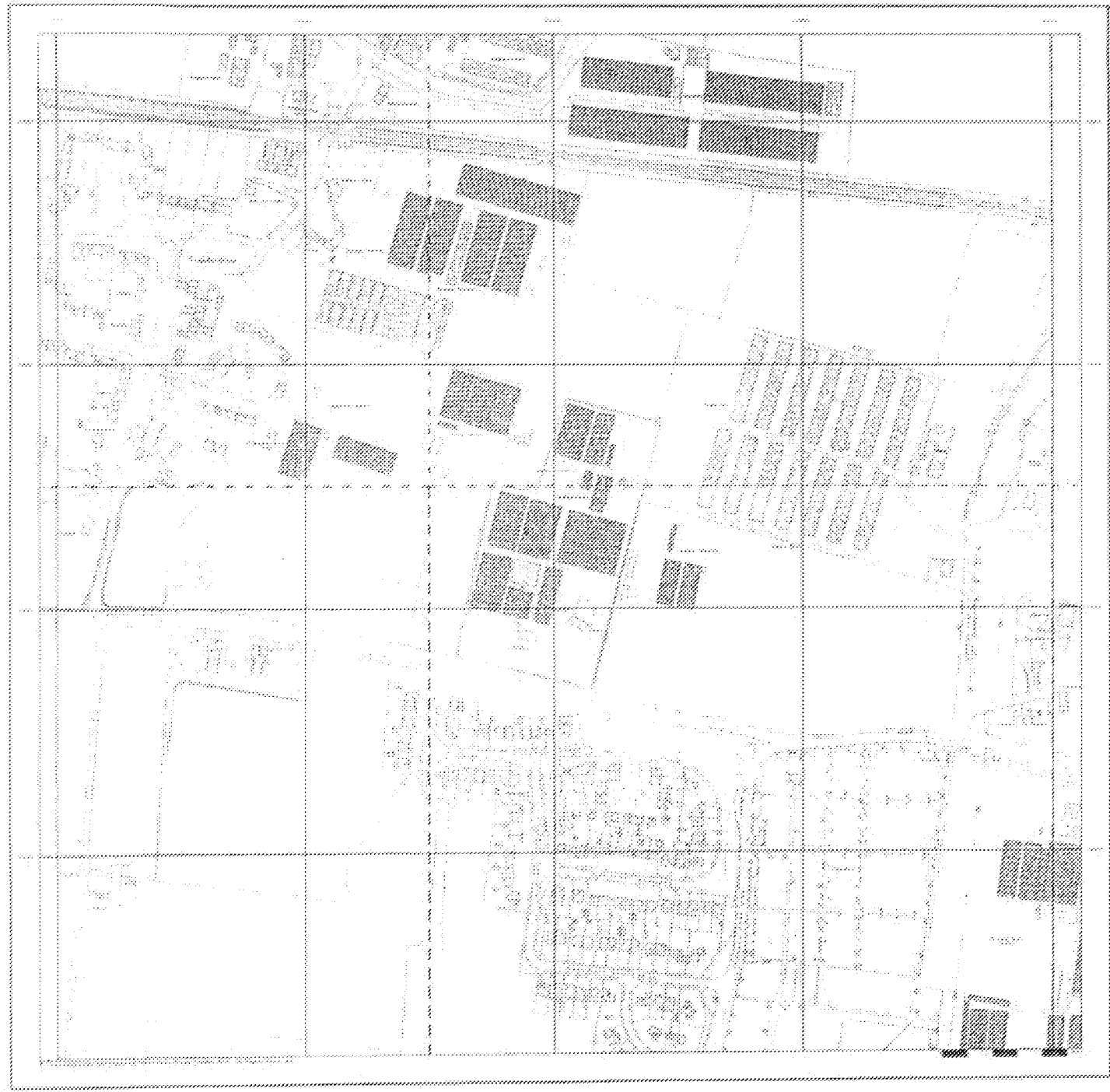

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Published 1969 - 1970
Source map scale - 1:1,250

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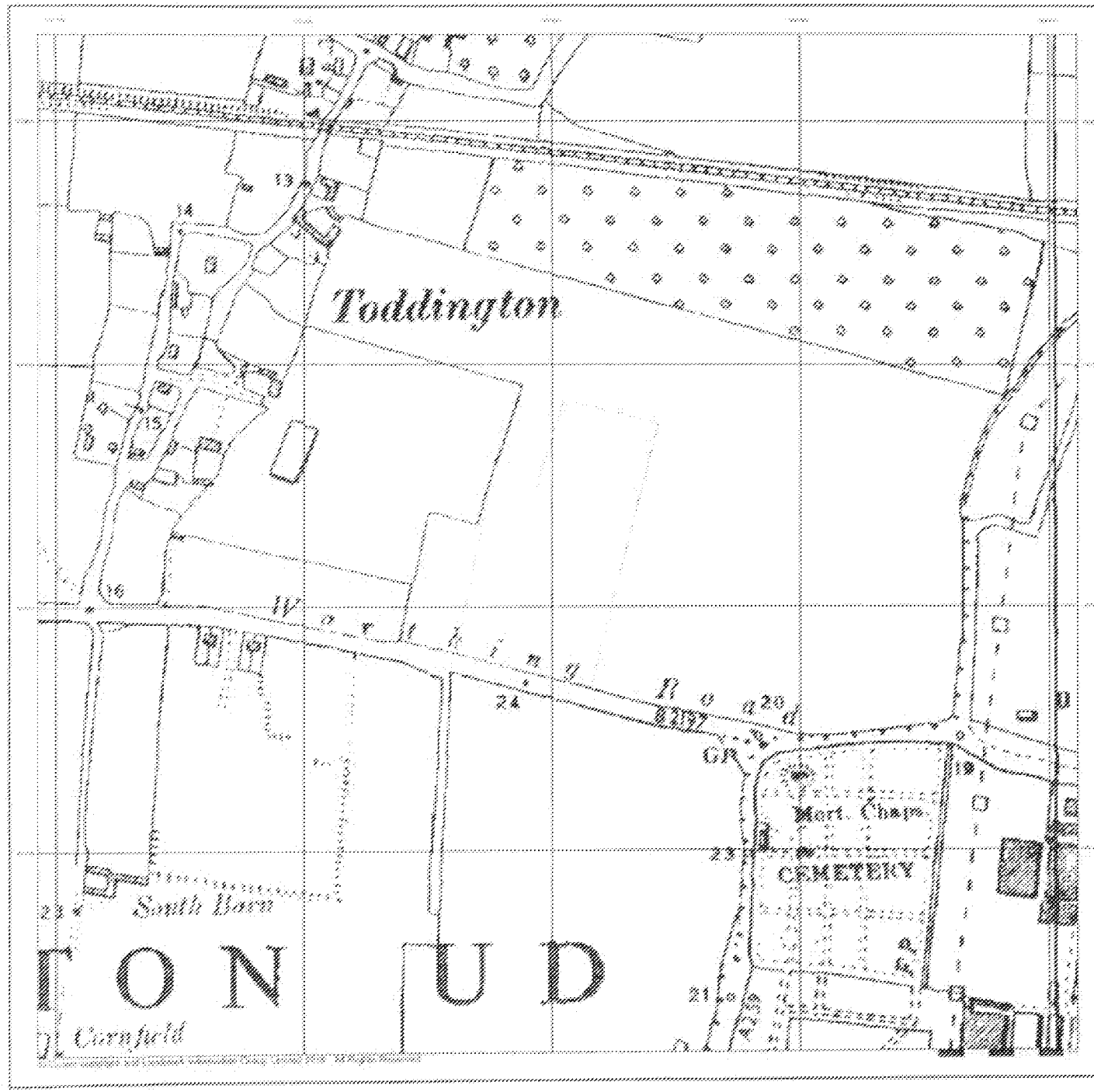

Sitecheck

Ordnance Survey Plan
Published 1973
Source map scale - 1:10,560

Map Name(s) and Date(s)

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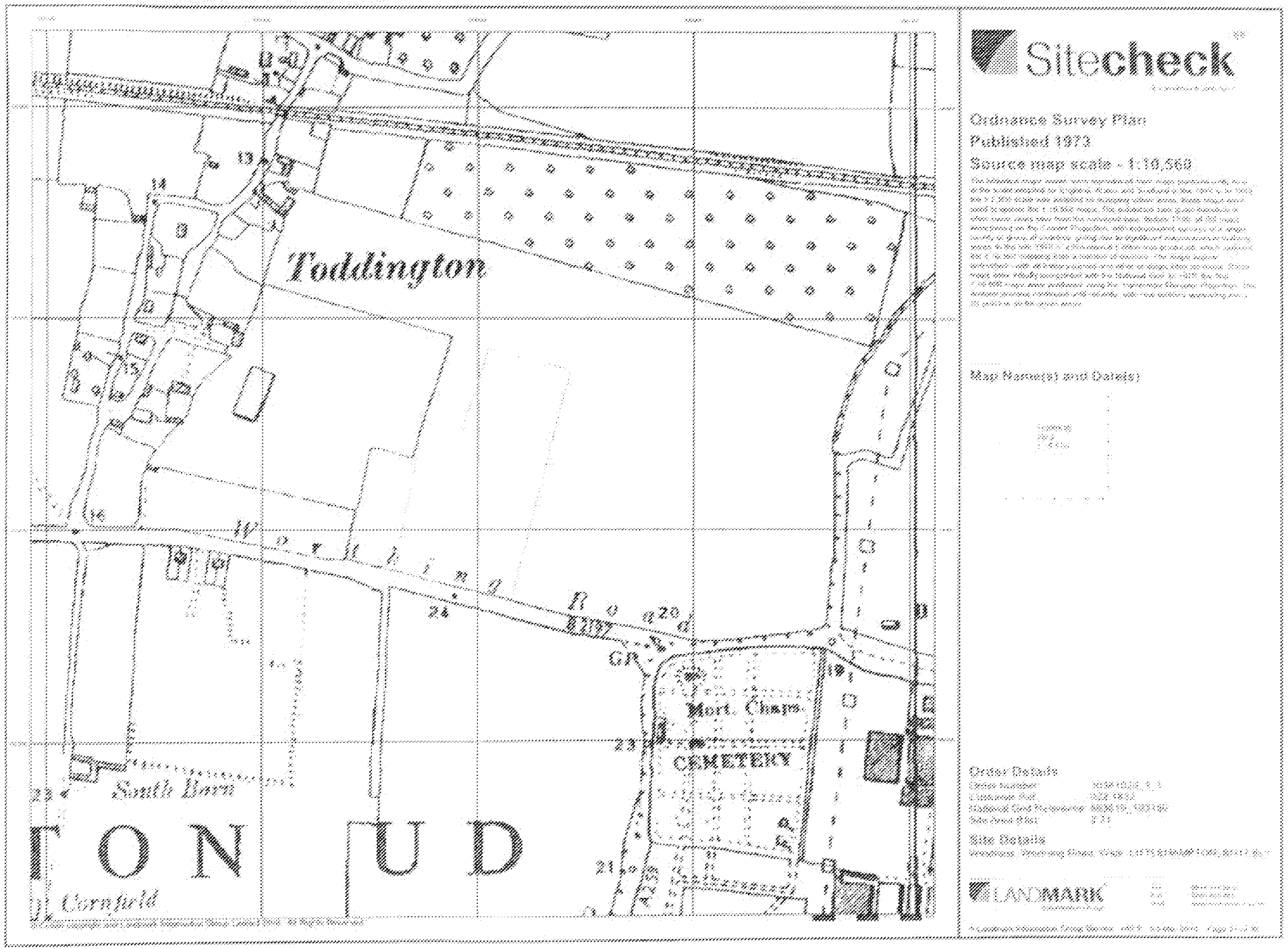

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Ordnance Survey Plan
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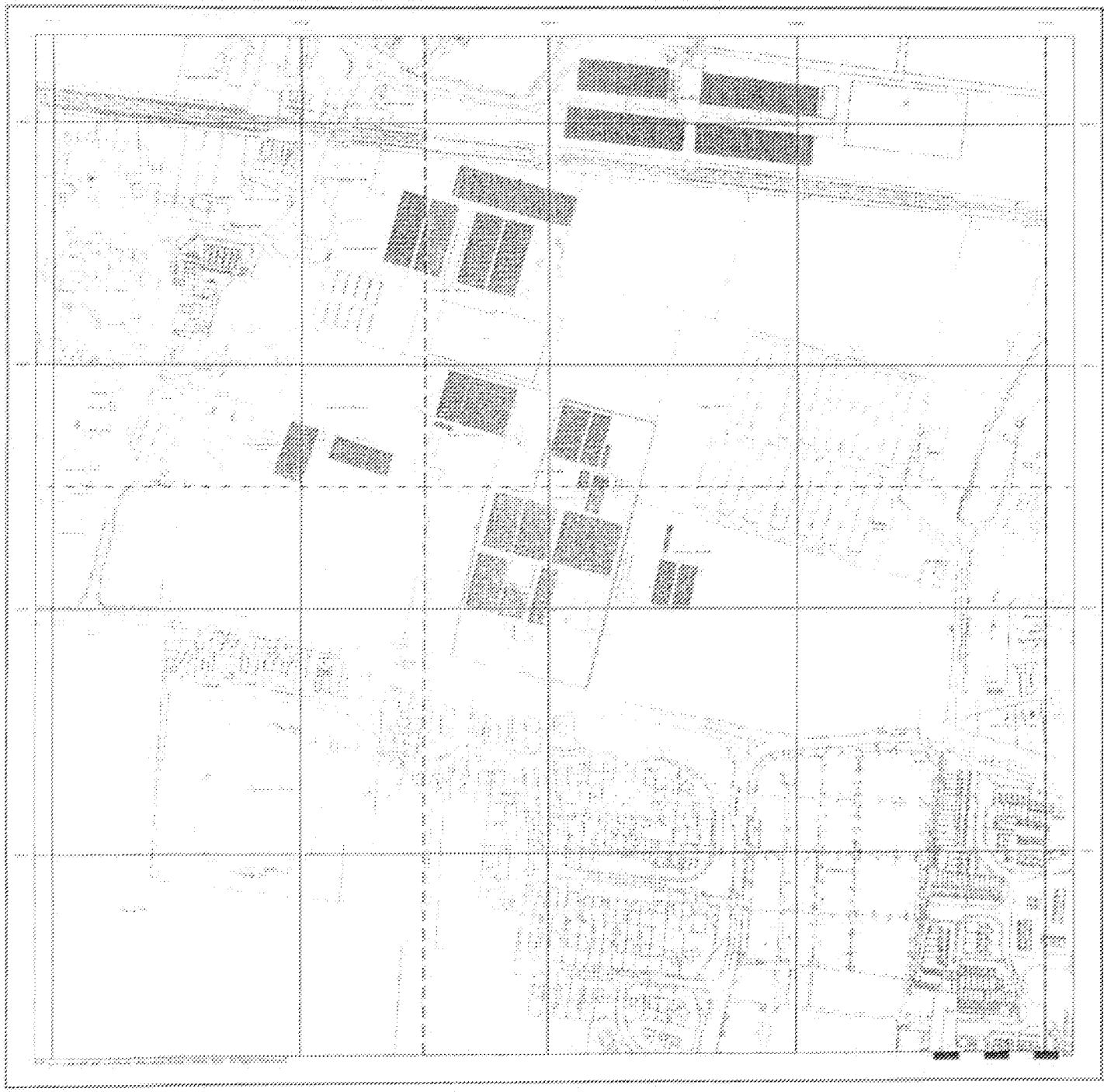

Sitecheck

Supply of Unpublished Survey Information

Published 1973 - 1974

Source map scale - 1:1,250

Map Name(s) and Date(s)

Order Details

Site Details

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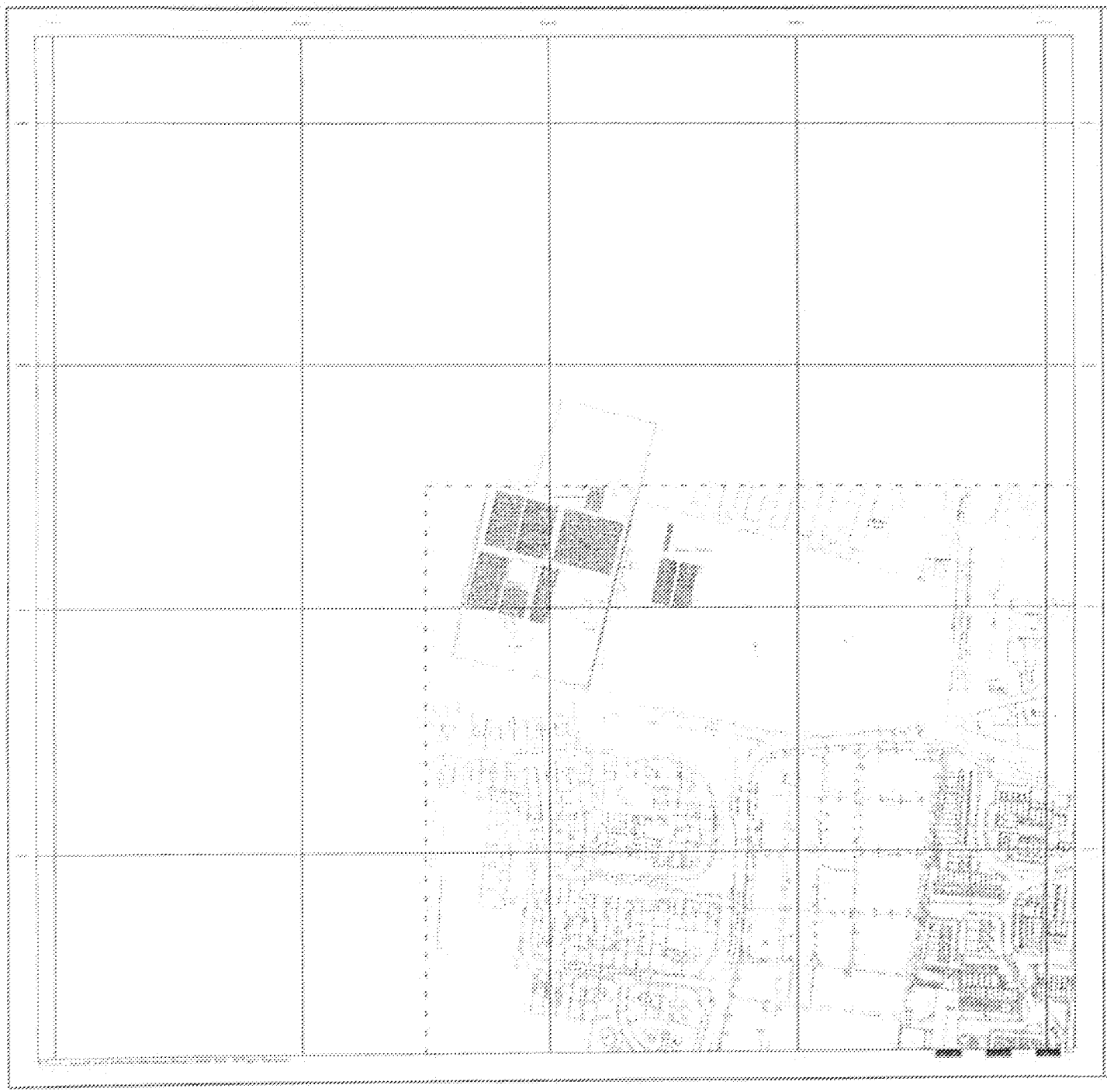

Silecheck

Supply of Unpublished Survey Information

Published 1974

Source map scale - 1:1,250

Map Name(s) and Date(s)

Order Details

Site Details

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N DISTRICT COUNCIL LU/229/10/

Sitecheck

Ordnance Survey Plan
Published 1977
Source map scale - 1:10,000

Map Name(s) and Date(s)

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Sitecheck®

Additional SIMs
Published 1977 - 1991
Source map scale - 1:1,250

Map Name(s) and Date(s)

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Silecheck

Ordnance Survey Plan
Published 1979 - 1980
Source map scale - 1:1,250

Map Name(s) and Date(s)

Order Details

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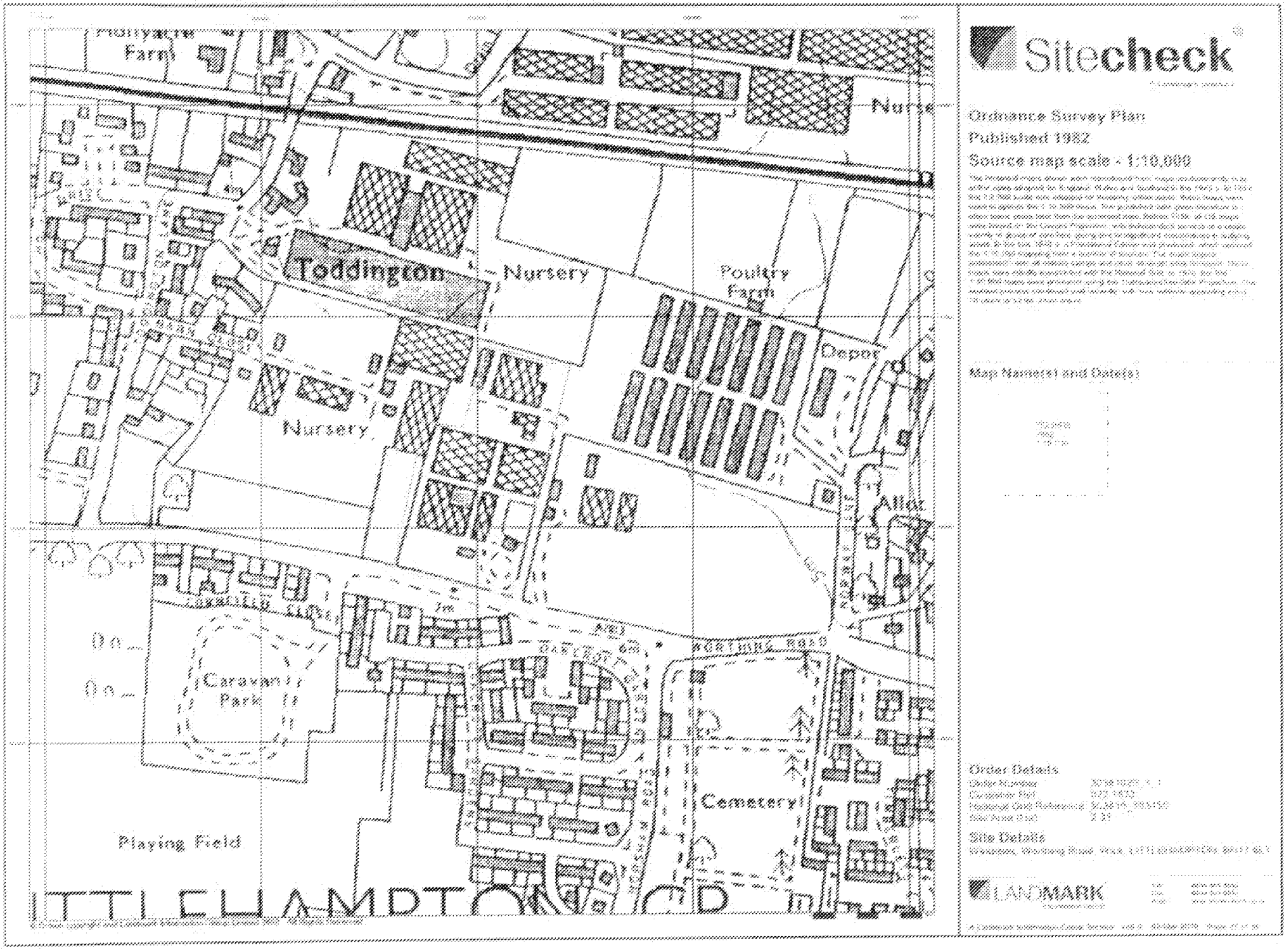
LANDMARK

N DISTRICT COUNCIL LU/229/10/



Sitecheck

Ordnance Survey Plan
Published 1982
Source map scale - 1:10,000

Map Name(s) and Date(s)

Order Details

Site Details

LANDMARK

N DISTRICT COUNCIL LU/229/10/

Sitecheck®

Additional SIMs
Published 1986 - 1991
Source map scale - 1:1,250

Map Name(s) and Date(s)

Order Details

Site Details

LANDMARK

N DISTRICT COUNCIL LU/229/10/

Sitecheck

Additional SIMs
Published 1990 - 1992
Source map scale - 1:1,250

Map Name(s) and Date(s)

Order Details

Site Details

LANDMARK

N DISTRICT COUNCIL LU/229/10/

Sitecheck

Ordnance Survey Plan
Published 1993
Source map scale - 1:10,000

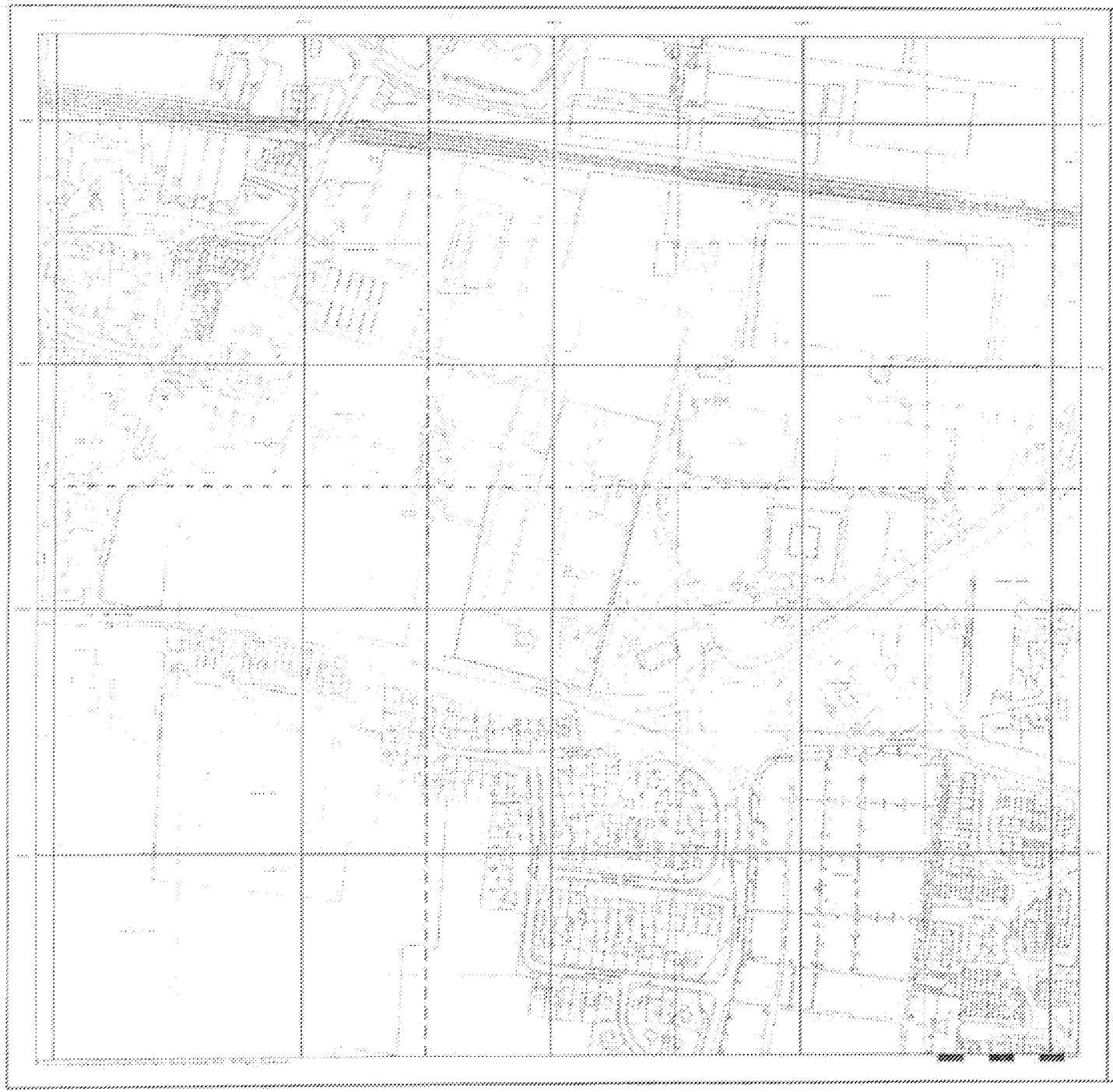
Map Name(s) and Date(s)

Order Details

Site Details

LANDMARK

IN DISTRICT COUNCIL LU/229/10/



Sitecheck

Large-Scale National Grid Data
Published 1994
Source map scale - 1:1,250

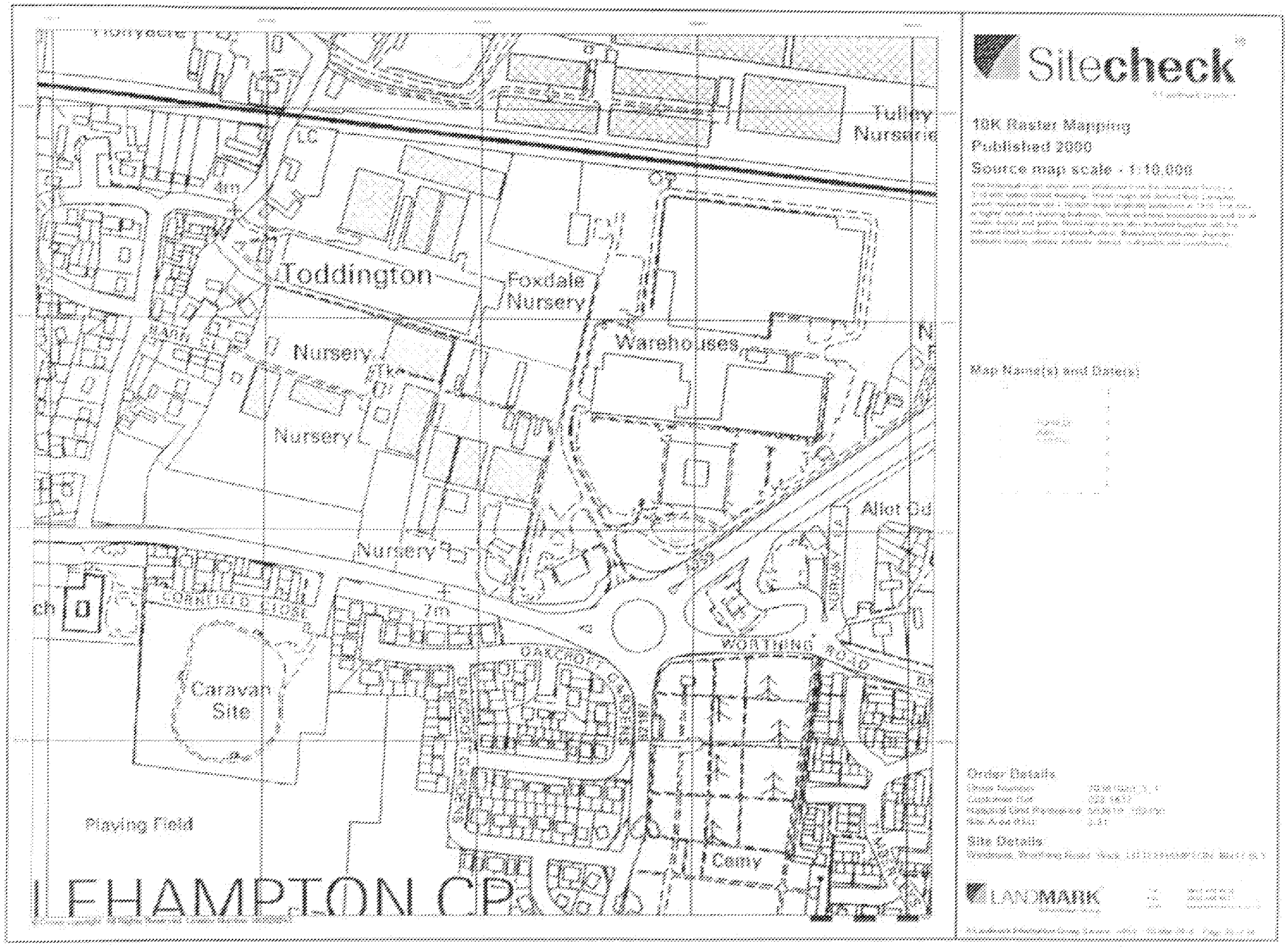
Map Name(s) and Date(s)

Order Details

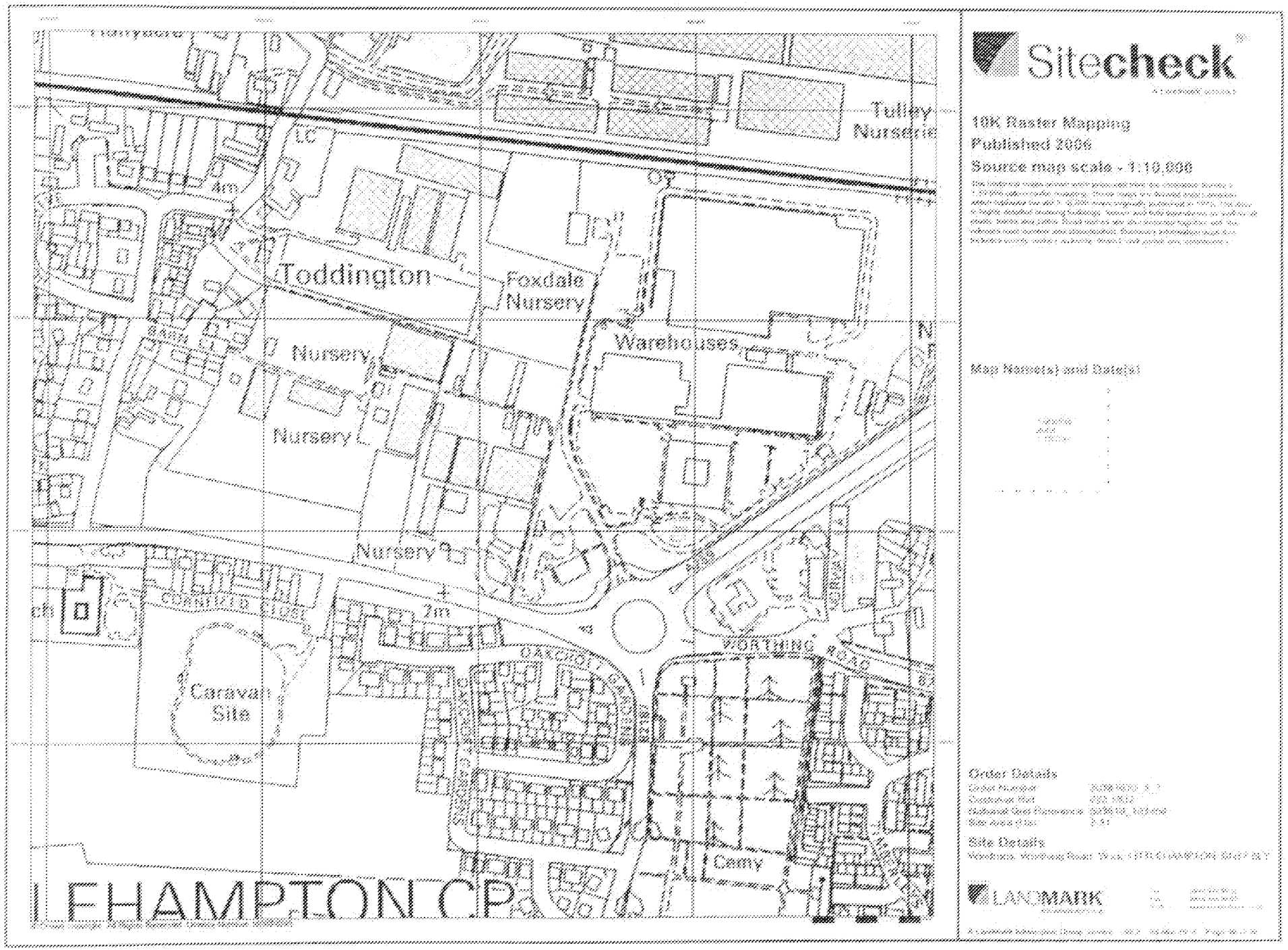
Site Details

LANDMARK

N DISTRICT COUNCIL LW/229/10/



IN DISTRICT COUNCIL LW/229/10/



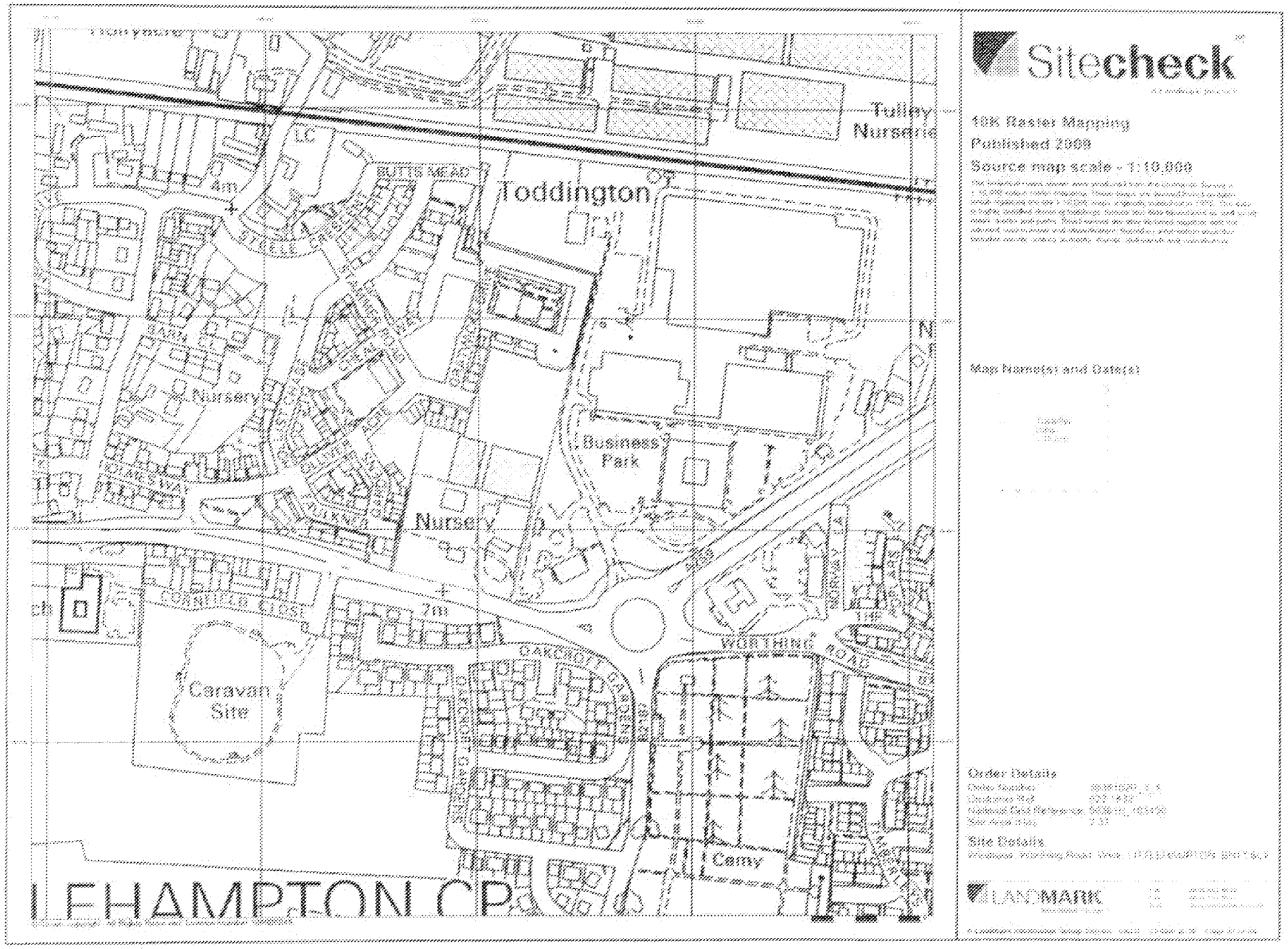
Sitecheck

10K Raster Mapping
Published 2006
Source map scale - 1:10,000

Map Name(s) and Date(s)

Order Details

Site Details

LANDMARK

N DISTRICT COUNCIL LU/229/10/