

Crayfern Homes

Via email only: [REDACTED]

18th April 2019

Our Ref.: J16671/LR/RS

Dear Paul

Re: Orchard Business Park, North End Road, Yapton, West Sussex, BN18 0GA

Soils Limited was commissioned by Crayfern Homes to determine a site-specific remediation strategy and method statement based on previous works undertaken at Orchard Business Park, North End Road, Yapton, West Sussex, BN18 0GA. Reference should be made to Soils Limited Reports 16671/DS dated January 2018, 16671 Phase II GIR dated February 2018 and 16671/LR/CS/JSH dated 1st August 2018 to provide context to the remediation strategy.

The site is located at Orchard Business Park, North End Road, Yapton, BN18 0GA and had an O.S Land Ranger Grid Reference of SU 979 037. A site location plan is enclosed as Figure 1.

Figure 1



Scope

The scope of this report is to consider the findings of the previous investigations and determine an appropriate and site-specific Remediation Method Statement (RMS).

Findings

Consideration of the previous results (Soils Limited Report Ref: 16671 Phase II GIR dated February 2018) only one area and element of potential concern was noted, the presence (unquantified) of asbestos in TP1 at a depth of 0.50m below the then ground level comprising Chrysotile as Asbestos Cement.

None of the other substances tested recorded concentrations above the residential end-use screening values and therefore no site-wide remediation is considered necessary.

Information Supplied by Client

The following information has been supplied by the Client in regards to the proposed development (Drawing No : 14_16_101 Rev B) enclosed as Appendix 1. Any change or deviation from the scheme outlined in the drawing could invalidate the foundation design and remediation recommendations presented within this report. Soils Limited must be notified about any such changes.

Conclusions

Only 1 No. location of concern has been identified across the site, TP1 0.50m. The positive identification of an asbestos containing material (ACM) at this location could present a potential risk but this remains unquantified. Consideration of the implications in regards to CDM and obligations under Control of Asbestos Regulations (CAR2012) and the Health and Safety at Work Act, is beyond the scope of this RMS and specialist competent H&S asbestos advice should be sought.

The current plan indicates that this location (TP1) will lie below an area planned for the access road to the final development in the north western corner of the site. As such we would anticipate that either the material will be removed as part of the road emplacement works, so effectively no source will remain, or remain below the level of proposed hard standing (usually 0.30m) and so the potential linkage will be removed. As such the risk will be negligible as either no source and/or linkage to a vulnerable receptor will remain. However, the often sporadic and isolated nature of most site encountered ACM, indicates that it is possible that additional materials of this type may be located during the development. On this basis, Soils Limited would recommend a discovery-based RMS be emplaced combined with a raising of asbestos awareness within the site workforce.

In the event of any discovery of potentially contaminated soils or materials, this discovery should be quarantined and reported to the most senior member of site staff and/or the designated responsible person at the site for action. The location, type and quantity must be recorded and the Local Authority, and a competent and appropriate third-party Engineer/Environmental/Asbestos consultant, notified immediately. An approval from the Local authority must be sought prior to implementing any proposed additional remediation or mitigation action.

A copy of the site RMS is enclosed as Appendix 2. A copy must be placed on the health and safety notice board and /or displayed in a prominent area where all site staff are able to take note of and consult the document at any time. Any member of the workforce entering the site to undertake any excavation must be made aware of the potential to discover contamination and the discovery strategy. The RMS must demonstrate a clear allocation of responsibility for reporting and dealing with contamination. To comply with planning requirements it, and this report and the supporting documents, must be provided and confirmed as being acceptable to the regulator prior to any remediation works being undertaken.

Reporting

Should you require any additional analysis or comment on the findings, please do not hesitate to contact the undersigned.

Yours Sincerely



C G Swainston BSc, PGCE, CGeol, FGS

Principal Environmental Engineer

For and on behalf of Soils Limited



Appendix 1: Proposed Development Plan (Drawing No : 14_16_101 Rev B)

Appendix 2: Site RMS



- Forterra Permeable Block Paving to drives and parking spaces laid herringbone pattern with bullnose kerbs. Colour - Red Brindle Engineer detail - Paving Detail 02
- Forterra Impermeable Block Paving to footpath and parking spaces laid herringbone pattern with bullnose kerbs. Colour - Red Brindle
- Forterra Permeable Block Paving to roads laid herringbone pattern with bullnose kerbs. Colour - Purbeck Engineer detail - Paving Detail 01
- Forterra Impermeable Block Paving laid herringbone pattern with bullnose kerbs. Colour - Purbeck
- Paving - Brett Bronte Random Pattern - Colour - Weathered Stone Engineer detail - Type 3
- Pea shingle gravel margin
- Proposed New Trees
- Existing Trees to remain
- Existing Trees to be removed
- 1m Tall Cora Bollard Lighting - Black Aluminium
- Existing Ground Level
- Proposed Ground Level
- Indicative Road Levels (see Civil Engineers Drawings for clarification)

Rev B - 19.03.19: Bins added, impermeable footpath added heel pumps removed.
Rev A - 22.11.18: Levels updated to Civil Engineers Information
Victoria House 14 St Johns Road Hedge End Southampton Hampshire SO30 4AB
Tel 01489 773577 * Fax 01489 797111 * E mail sales@crayfernhomes.co.uk

Do not scale this drawing. Use written dimensions only. All dimensions are to be checked on site prior to commencement of work. This drawing is the copyright of Crayfern Homes Limited and may not be copied, altered or reproduced in any way without their written authority

SITE LAYOUT | PROPOSED DEVELOPMENT AT:
ORCHARD BUSINESS PARK
NORTH END ROAD
YAPTON, BN18 0GA

FOR
CRAYFERN HOMES LIMITED

Scale : 1:200 @ A1 Date : OCT 18
Drawing No : 14_16_101 Rev B

Remediation Method Statement (RMS) for Orchard Business Park, North End Road, Yapton, West Sussex, BN18 0GA

Note: Further details and rationale are available in Soils Limited Reports Ref: 16671/DS dated January 2018, 16671 Phase II GIR dated February 2018 and 16671/LR/CS/JSH dated 1st August 2018 copies of which should be available from the contractor. Formal investigation of the site has indicated that there may be areas of contaminated material in the area of the proposed site access to the north-west of the site.

Care should be taken during all excavation works and soil movements around site especially to investigate and isolate any materials which appear by eye, odour or effects on wellbeing to be contaminated or of unusual and/or different character to standard site soils or those analysed.

On the basis of investigations to date, such material would be most likely to present as obviously oily materials and liquids, metals and metal pieces, glass and visible fragments or pieces of visible ACM (Asbestos Containing Materials), most usually located within demolition-type materials.

1. In the event of any discovery of potentially contaminated soils or materials, these should be isolated and quarantined immediately so as not to affect surrounding persons or surfaces.
2. The finding of such materials should be reported immediately to the most senior member of site staff or the designated responsible person at the site and the location, type and quantity must be recorded by the finder and/or the responsible person for inclusion in the site/engineer's diary.
3. On agreement of the responsible person, such material and any additional surrounding materials likely to have been affected must be placed safely in the appropriate and agreed site area or vessel for subsequent disposal or analysis.
4. If significant amounts or unexpected materials are encountered, the Local Authority, and a competent and appropriate third-party Engineer, Environmental or Asbestos consultant should be notified immediately by the responsible person.

An approval from the Local Authority must be sought prior to implementing any additional proposed mitigation action than that outlined within this RMS.

This RMS must remain on site at all times and must demonstrate a clear allocation of responsibility for reporting and dealing with any contamination encountered during the works. A copy of the RMS must be placed on the health and safety notice board and /or displayed in a prominent area where all site staff are able to take note of and consult it at any time. Any member of the workforce entering site to undertake any excavation or ground breaking works must be made aware of the potential to discover contamination during works and the procedures to be followed if such materials are encountered.