



Demeter Environmental Ltd
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1 Pennine Way
Biddulph
ST8 7EH

Monday 21st May 2018

FAO: Mr J Shore

Re: Proposals for Phase II Site Investigation for Land at Hurst Road, Biddulph, ST8 7RX

We have reviewed the Desk Study Report prepared by Sladen Associates (reference 16 1641); our summary is below:

Site History:

The maps within the Desk Study Report indicate the site was developed between 1925 and 1954 when the site was occupied by three buildings. Aerial plates from 2003 to 2017 indicate that there are four buildings on the site in a similar arrangement as those identified on the O.S. maps.

Street level imagery from June 2009 indicate that a number of vehicles were present on the northern area of the site as well as a brick building not identified on the maps or aerial plates.

Groundsure Reports:

The Envirocheck Report identified that the site is 27m from a potable abstraction and is within an 'Inner Catchment Zone', as the bedrock is a Secondary A aquifer, the sensitivity of the groundwater is regarded as 'Moderately High (M1)'.

The Geosight Report identified two parcels of in-field land, a review of the O.S. maps reveal these to be ponds.

Walkover Survey:

The walkover survey undertaken as part of the Desk Study Report identified five structures on the site, which were used for vehicle servicing, plant and general storage. Staining was identified within the buildings.

Made ground was identified across the site.

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Gemini House
136-140 Old Shoreham Road
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BN3 7BD



Proposals for Phase II Site Investigation:

Access limitations – in order to be able to access the entirety of the site it is proposed that the existing buildings are removed prior to the site investigation.

Non-Targeted Investigation: Based on the site area of 0.14Ha and a sampling grid of 10m, 13 trial pits will be excavated on the site. Where encountered samples of the made ground will be taken as well as samples of the natural soils.

Trial trenches will be excavated within the footprints of the buildings (where trial pits are within the buildings they will be extended to trial trenches) to determine if there is any evidence of hydrocarbon contamination.

Initially a maximum of nine samples of the made ground will be subject to analysis (arsenic, asbestos, beryllium, cadmium, chromium (III and VI), copper, cyanide, lead, mercury, molybdenum, nickel, PAH's [USEPA 16] selenium, sulphur, thallium, hydrocarbons [TPHCWG], VOC's, SVOC's, BTEX, vanadium and zinc) which will be targeted towards areas of gardens/landscaping, the remaining samples will be subject to chemical analysis if any exceedances are recorded (e.g. all made ground samples will be analysed for lead if exceedances of lead are recorded).

Samples of the natural strata will be subject to chemical analysis at the locations where exceedances have been recorded.

Additional sampling / analysis will be undertaken where there is visual and/or olfactory evidence of contamination.

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

Yours sincerely,

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management) AIEMA MInstP
att proposed site investigation layout

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Drawing 1

Land at Hurst Road

Scale: 1:250 at A3

Proposed Site
Investigation
Layout

