REMEDIATION METHOD STATEMENT

Site

HIGH BAR LANE,
THAKEHAM, PULBOROUGH,
WEST SUSSEX, RH20 3EH

Client

HIGH BAR LANE LTD

Report Ref
26/13296/C/GO

Issued
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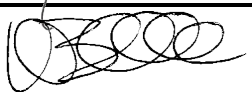
Approved by	**K J Clark** BSc Hons Director	

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The following foreword should be read in conjunction with this report. Any variations on the general procedures outlined below are indicated in the text.

FOREWORD

The recommendations made and opinions expressed in this Report are based on the strata conditions revealed by the fieldworks as indicated on the exploratory records, together with an assessment of the data from in situ and laboratory tests. No liability can be accepted for conditions which have not been revealed by the fieldworks, for example, between exploratory positions. While this Report may offer opinions on the possible configuration of strata, both between the excavations and below the maximum depth achieved by the investigation, these comments are for guidance only and no liability can be accepted for their accuracy. The data obtained relate to the conditions which are relevant at the time of the investigation.

The groundwater observations entered on exploratory records are those noted at the time of the investigation. The normal rate of progress does not usually permit the recording of any equilibrium water level for any one water strike. It should be noted that groundwater levels are prone to seasonal variation and to changes in local drainage conditions. The word 'none' indicates that groundwater was sealed off by the borehole casing or that no water was observed in the exploratory hole upon completion.

It should be appreciated that this report does not constitute a Geotechnical Design Report (GDR) as defined in Eurocode 7 and no aspect of this report constitutes a design. Specific sections of this report are generally in line with the guidance set out in Eurocode 7 for a Ground Investigation Report (GIR), as defined within BS EN 1997:-2 (2024). This provides guidance on the number and spacing of investigation positions, methods of investigation and sample quality class to be achieved which may not have been met by this investigation.

This Report is prepared for the specific purpose stated and in relation to the development proposals or usage indicated to Albury S.I. Limited at the time of preparation. The recommendations should not be used for adjacent schemes and may not be appropriate for alternative proposals.

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REPORT REF: 26/13296/B/GO
CONTRACT: HIGH BAR LANE, THAKEHAM

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1 Proposed Layout

1 INTRODUCTION

1.1 Scope

An addendum report on a site investigation issued October 2026, report ref 26/13296/B/GO , identified asbestos within a bund or mound in the northern area of the site. The client proposes to remove the unsuitable mound in order that the proposed residential development may proceed.

The following previous reports have been prepared for this site:

- *Phase 1 Desk Study issued March 2022, ref 22/13240/JAM and refreshed October 2023, ref 23/12726/JAM.*
- *Phase 2 Report on a Site Investigation, ref 25/13296/GO Rev 1, issued January 2026.*
- *Letter responding to Horsham DC comments, ref 26/13296/GO/1, issued August 2026.*
- *Addendum Report on a Site Investigation, ref 26/13296/B/GO, issued October 2026.*

This Remediation Method Statement or Stage 3 Remediation Strategy has been prepared in line with the Land Contamination: risk management (LCRM) guidance (2020), to provide the details of the procedures to be adopted during groundworks to ensure the development is suitable for use.

1.2 Previous Investigation

The previous four investigatory positions X9 to X12 were located on the mound and testing recorded chrysotile asbestos in the form of sheeting/board debris at X12 at 0.50m with a trace or very low level of loose fibres at 1.00m depth at this location. The relevant proposed layout plan indicating the area of the mound at these positions is presented as Figure 1.

These positions proved the made ground to 0.80m, 1.30m, 1.40m and 2.10m at X11, X12, X10 and X9, respectively. Probable disturbed or made ground in the form of brown slightly gravelly silty sand with pockets of clay and traces of white chalk was noted to extend to 2.30m at X12. Trial pit 6 was also located on the mound and proved made ground to 1.90m.

2 REMEDIATION PROPOSALS

2.1 Verification Sampling

The area of the mound containing ACM is to be excavated and disposed off-site to a licensed waste facility. The area will be reduced to the proposed formation level, with validation testing of the remaining soils at the reduced level to demonstrate they are suitable for Residential use.

A total of four positions are proposed and the locations are to take account of the proposed development layout, with bias towards areas of private garden and soft landscaping. The scope of testing is to comprise full suites to include heavy metals, speciated PAH and petroleum hydrocarbons, with screening for the presence of ACM (asbestos). Dependent upon the thickness of any residual made ground following removal of the mound, a total of 4 samples would be tested from reduced level to 0.10m. Where any remaining made ground is proved to be greater than 0.40m thickness, additional samples will be tested from 0.30-0.40m. The ground conditions following removal of the bund are to be recorded in relevant exploratory records, for inclusion within the final verification report.

Following a review of the test results further excavation and removal of any unsuitable made ground containing ACM may be required or variation to the remedial measures in this part of the site. Thereafter, additional testing of the reduced level will be undertaken on residual soils to be left in situ.

The contractor undertaking the works is to provide the following:

- Duty of care records for disposal of soils.
- Material management procedures, such as permits or exemptions where appropriate.

All material intended for off-site disposal should be transported and disposed in accordance with the Environmental Protection (Duty of Care) Regulations, 1991 and the Landfill (England and Wales) Regulations, 2002 (as amended). Waste transfer notes should be retained for inclusion within the final verification report.

2.2 Health and Safety

It is considered that any risks to site operatives and ground workers can be managed through the use of appropriate RPE/PPE, safety procedures and precautions such as hand washing facilities.

Further information can be found in the publication (CL:AIRE, 2016) "Control of Asbestos Regulations 2012 - Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials: Industry guidance". Care should be taken to minimise the generation and off-site migration of dust during site works, which could be considered a nuisance to residential neighbours. For example soils should be dampened down, as necessary, and activity will be minimised in extremely windy conditions to prevent dust nuisance. Moreover, an adequate supply of water should be maintained on site at all times to allow for dust suppression to be carried out at short notice.

3 DISCOVERY STRATEGY

During the groundworks phase of the development, a designated representative of the main contractor will be responsible for the implementation of a discovery strategy. If any materials suspected of containing contamination or obvious ACM are identified then these materials or areas should be segregated and stockpiled for further investigation by a suitably qualified individual, to determine whether additional excavation or remedial measures are required. Photographic evidence of any excavations should be routinely kept and retained.

4 VERIFICATION REPORTING

This report should be submitted to the Local Authority for their comment and approval prior to implementation. Once all the remedial works and site inspections have been completed, a validation statement will be issued detailing the works completed and providing a declaration that the development is now suitable for the intended use. Long term monitoring and maintenance is not considered necessary for this scheme.

The following documentation should be retained for inclusion in a final validation statement:

- Records of site visits, inspections and photographs of the bund removal.
- Duty of care waste transfer and disposal notes, as well as details of any waste carrier licences.
- Exploratory records to confirm ground conditions, photographs and laboratory test results of reduced level excavation area to confirm that all soils containing ACM have been removed.

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LIST OF ABBREVIATIONS

AOD	-	Above Ordnance Datum
ACM	-	Asbestos-containing Material
AST	-	Above-ground Storage Tank
BGS	-	British Geological Survey
BH	-	Borehole
BRE	-	Building Research Establishment
BSI	-	British Standards Institution
BS	-	British Standard
C4SL	-	Category Four Screening Level
CIRIA	-	Construction Industry Research and Information Association
CP	-	Cable Percussive
DPH	-	Dynamic Probing Heavy
DPSH	-	Dynamic Probing Super Heavy
EA	-	Environment Agency
GAC	-	Generic Assessment Criteria
LL	-	Liquid Limit
mAOD	-	Metres Above Ordnance Datum
mBGL	-	Metres Below Ground Level
mOD	-	Metres Ordnance Datum
OS	-	Ordnance Survey
PAH	-	Polycyclic Aromatic Hydrocarbons
PCB	-	Polychlorinated Biphenyl
PID	-	Photo Ionisation Detector
PL	-	Plastic Limit
PSD	-	Particle Size Distribution
SGV	-	Soil Guideline Value
SOM	-	Soil Organic Matter
SPT	-	Standard Penetration Test
SPZ	-	Source Protection Zone
SVOC	-	Semi-volatile Organic Compounds
TPH	-	Total Petroleum Hydrocarbon
UST	-	Underground Storage Tank
UXB	-	Unexploded Bombs
UXO	-	Unexploded Ordnance
VOC	-	Volatile Organic Compound

FIGURE 1

PROPOSED LAYOUT



Extract of Proposed Site Plan prepared by Mitchell Evans. Rev A, date 26 01 29

Legend:

Borehole Location

Trial Pit Location

Title:	Proposed Layout
Dwg No:	25/13296/B/1
Drawn by:	GO
Client:	High Bar Lane Ltd
Contract:	High Bar Lane, Thakeham
Job Ref:	26/13296/B/GO
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