Telbridge
PROPERTIES LIMITED



Old Forge Close
Faygate
RH12 4QG

Contamination Risk Management Plan

Prepared by: Telbridge Properties Limited

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1. Introduction

This Contamination Risk Management Plan (CRMP) provides framework for addressing potential land contamination issues throughout the development lifecycle of the Brockwell Plot, a new development approved by the Horsham District Council (HDC). The primary objective of this plan is to proactively identify, assess, and effectively manage any and all contamination risks that may arise from historical or current land use.

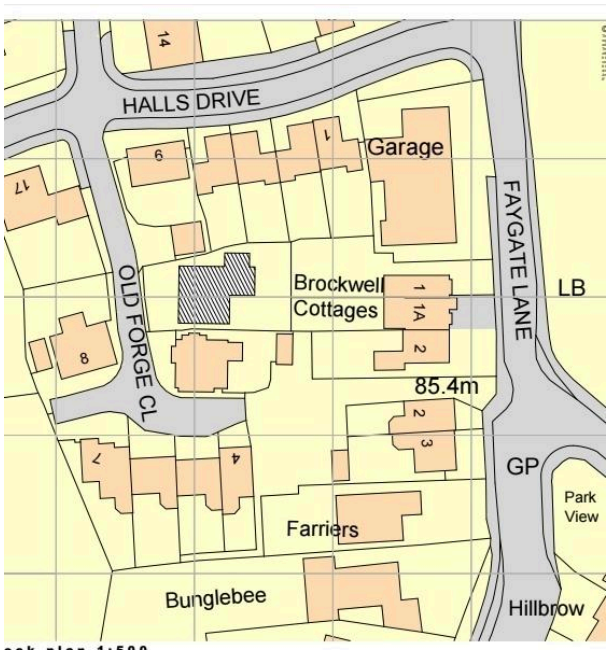
By implementing the protocols outlined herein, we will ensure that the development activities do not pose any unacceptable risks to human health and the environment.

2. Site Description & Proposed Development

This development site, encompassing approximately 0.04 hectares, is situated on the western side of Faygate Lane in Faygate. The land was historically part of the garden belonging to 1 Brockwell Cottages. In 2018, a significant subdivision of the original property took place, which resulted in the creation of two new dwellings and a distinct building plot. This newly designated plot is now officially known as the "Brockwell Plot."

The project has already secured the necessary planning permission from the local council, which authorizes the construction of a single-story dwelling—a bungalow. The design specifies that the new residence will have its own private access point, which will be established from the nearby Old Forge Close.

Site Name	**Brockwell Plot**
Grid Reference	**521753 134248**
Site Area	**0.04 Hectare**
Proposed Use	**Residential - Single Dwelling**
Historical Use	**Garden**
Local Authority	**Horsham District Council**



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3. Potential Sources and Contamination

The site has largely remained undeveloped, which suggests a very low likelihood of contamination. There's nothing to indicate any increased risk of contaminants being present. The overall potential for contamination is considered minimal.

To confirm this, soil samples were collected from five different locations across the site. The detailed findings from the analysis of these samples can be found in the geotechnical report provided by Ashdown Site Investigations.

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4. Preliminary Risk Assessment

4.1. Desk Study

Throughout the preliminary stages of the development project, extensive searches were conducted to understand the history of the site, which has been designated as the 'Brockwell Plot.' These investigations, spanning the pre-application and formal planning phases revealed no history which raises the risk of contamination.

A comprehensive review of local authority records and various historic maps was undertaken to assess the potential for soil contamination on the plot. This detailed examination yielded no evidence to suggest that the site has ever been identified as a high-risk area for previous contamination.

4.2. Site Walkover

- **Upon a recent visual inspection of the site, several key observations were made. The area was found to be completely free of any waste, debris, or extraneous materials, indicating a clean and well-maintained environment. This absence of refuse suggests a diligent effort to keep the site clear of any unwanted accumulations.**

- **A thorough examination revealed no evidence of structures, foundations, or buildings, further derisking the plot for previous contaminants.**

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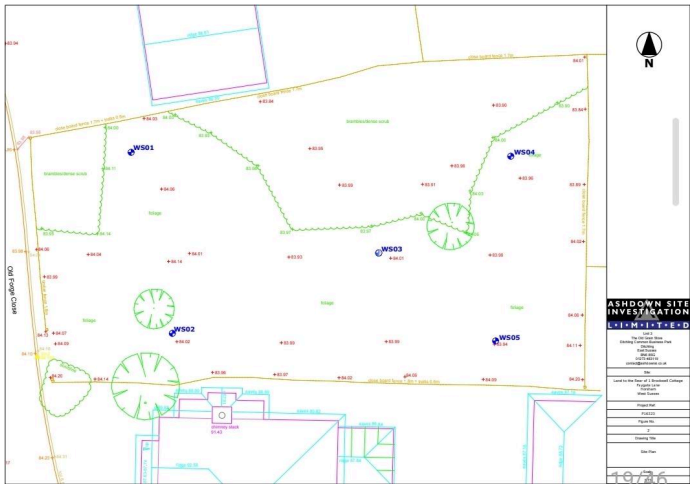
5. Site Investigation

Ashdown Site Investigation was contracted to conduct a comprehensive site investigation (SI) in late 2023. This work was completed on October 17, 2023, with a final report issued on November 14, 2023, which was submitted to support the planning application. The primary goal of the investigation was to accurately determine the nature and characteristics of the underlying soil and general ground conditions. To achieve this, a total of five dynamic sampler boreholes were drilled. In addition to collecting soil samples, a series of in-situ geotechnical tests were performed across the site to gather essential data on soil strength and other properties.



Designation	Depth (m bgl)	Method
WS01	2.30	Dynamic Sampler
WS02	1.25	Dynamic Sampler
WS03	1.30	Dynamic Sampler
WS04	1.40	Dynamic Sampler
WS05	1.85	Dynamic Sampler

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6. Risk Management and Mitigation Measures

In the event that soil or groundwater contamination is discovered on the site, a comprehensive and rigorous set of mitigation practices will be implemented. These procedures are designed to address a full spectrum of potential contaminants, including but not limited to: various gases, heavy metals, asbestos-containing materials (ACMs), hydrocarbons, and volatile organic compounds (VOCs). Upon the identification of any of these substances, immediate expert advice will be sought from qualified environmental professionals. This consultation will be crucial in determining the most effective and appropriate course of action, which may include one or more of the following:

- **Removal: The complete excavation and off-site disposal of contaminated soil and materials, in strict accordance with all regulatory guidelines. This method is typically pursued when the contamination poses a high risk to human health or the environment, or when its presence would impede future site development.**
- **Management: The in-situ treatment or encapsulation of contaminants to neutralize their harmful effects or prevent their migration. This may involve practices such as bioremediation, chemical oxidation, or the installation of protective barriers. This approach is often considered for low-risk, non-mobile contaminants where removal is not a viable or cost-effective option.**
- **Protection: The implementation of engineering controls, such as the placement of geotextile barriers, vapor mitigation systems, or a clean soil cap, to isolate the contamination and prevent exposure to future site users or structures. This strategy is employed when the contamination can be safely left in place without posing a risk.**

Following the determination of the most suitable mitigation strategy, detailed and formal documentation will be prepared. This documentation will take the form of either a comprehensive Method Statement outlining the precise procedures for remediation and management, or a Waste Transfer Document that provides an auditable record of the proper disposal of hazardous materials. This rigorous process ensures that all contamination is handled in a safe, compliant, and environmentally responsible manner.

7. Construction Phase Controls

Toolbox Talks and Training

Before any work begins, it's essential to conduct toolbox talks for all contractors. These are brief, on-site meetings to discuss specific safety and contamination protocols. The talks should focus on raising contamination awareness, educating workers about the potential hazards present on the site, such as asbestos, lead, or chemical spills. They should cover topics like identifying contaminated materials, understanding the routes of exposure, and the proper procedures for handling such substances.

Personal Protective Equipment (PPE)

The use of appropriate PPE is non-negotiable when handling potentially contaminated material. The type of PPE required depends on the specific contaminant. This could include:

- **Respirators or masks to prevent inhalation of dust and fibers.**
- **Gloves (disposable or heavy-duty)**
- **Protective suits or coveralls to prevent contamination of clothing and skin.**
- **Safety glasses or goggles to protect eyes from splashes and airborne particles.**

Dust Suppression and Control

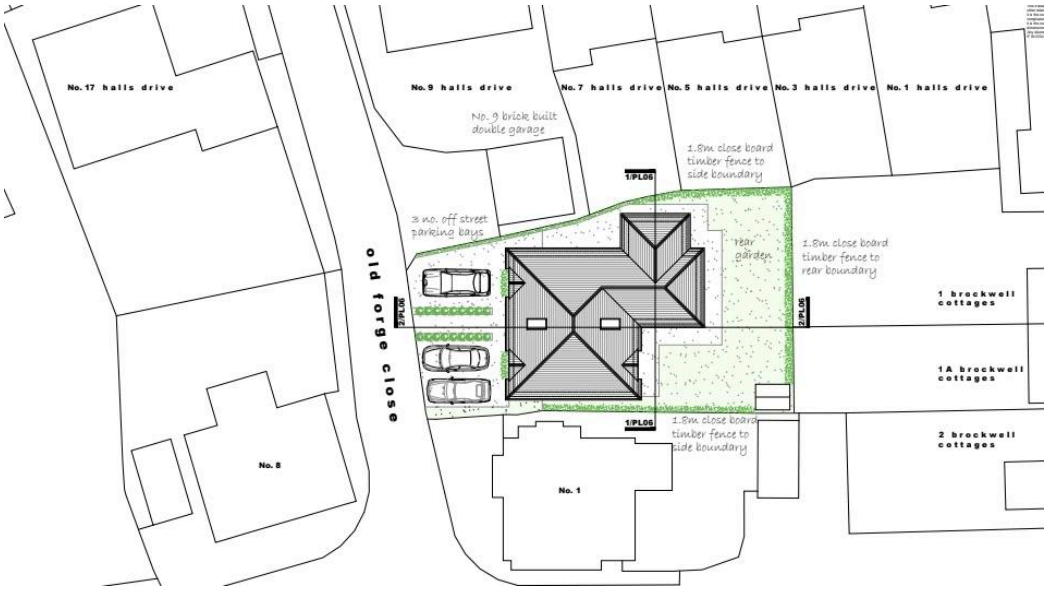
Dust is a primary vector for contamination. Airborne particles can carry hazardous substances far beyond the work area, posing a risk to both on-site workers and the surrounding community. Dust suppression techniques are vital to mitigate this risk. These can include:

- **Damping down the work area with water or specialized dust suppressants. This is particularly effective for preventing airborne particles from dry soil or demolition debris.**
- **Erecting windbreaks or screens to contain dust within a specific zone.**
- **Using covered skips or trucks to transport contaminated material.**
- **Regular cleaning of roads and hard surfaces to prevent the re-suspension of dust.**

Safe management of materials is vital when dealing with contamination control. This involves careful stockpiling and segregation of materials to prevent cross-contamination.

Regular Site Inspections

Regular site inspections are essential to ensure that all protocols are being followed. These inspections should be conducted by a competent person, such as the site manager or head contractor.



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8. Roles and Responsibilities

The Contamination Risk Management Plan (CRMP) and its procedures will be communicated to all contractors and tradesmen. They will be informed about how to manage any contamination discovered on the site. A foreman or head contractor will serve as the designated on-site contact for any potential contamination risks.

For the Brockwell Plot development, an external contractor will have primary management responsibility. This contractor will be responsible for sharing their work practices with all members of their team and any associated contractors working under their guidance or instruction.

9. Conclusion

This Contamination Risk Management Plan establishes a comprehensive and systematic framework for the assessment, mitigation, and ongoing management of potential land contamination risks associated with the Brockwell Plot. The plan's primary objective is to ensure that all activities on the site are carried out in a manner that protects both human health and the wider environment.

This document serves as a foundational guide to responsibly navigate the complexities of land contamination, guaranteeing that the development of the Brockwell Plot proceeds with the highest standards of safety.