

Environmental Protection Act 1990, Section 78H(9)
The Contaminated Land (England) Regulations 2006
(S.I. 2006/1380)



Remediation Statement for Station Crescent, Ashford, Middx, TW15 5GB
Prepared by Spelthorne Borough Council

This remediation statement has been prepared by Spelthorne Borough Council (SBC) in relation to Contaminated Land identified under section 78B of the Environmental Protection Act 1990 (the EPA 1990).

The location and extent of the Contaminated Land to which this Remediation Statement relates (the land) are set out in Schedule 1.

SBC, as the enforcing authority for the land, has therefore prepared this Remediation Statement in accordance with section 78H(9) as the person who was required to prepare and publish the Remediation Statement has failed to do so within a reasonable time.

The things which have been done by way of remediation are set out in Schedule 2.

Particulars of the substances and significant possibility of significant harm by reason of which the land is contaminated are set out in Schedule 3.

The current use of the land is residential properties of 1 to 5 Lancaster Close. The former use of the land was as a Victorian borrow pit.

The name and address of the person who has done each of things set out in Schedule 2 to this Remediation Statement are:

Landsdean Ltd
C/o RDP Architects,
42 Bell Road,
Hounslow,
Middx, TW3 3PB

Any communication should be directed to the contact name given below. Name and Position of person issuing the Statement on behalf of the Council:

Lee O'Neil, Head of Environmental Health and Building Control

Signed **Dated**

The contact name for the purposes of this remediation statement is: **Olivia Flint, Principal Pollution Control Officer**, pollution.control@spelthorne.gov.uk , tel: 01784 446 251

Schedule 1 - Location and extent of contaminated land to which this remediation statement relates

The location and extent of the contaminated land to which this Remediation Statement relates is known as 1 to 5 Lancaster Close, Ashford, Middlesex (National Grid Reference 506160, 171880), as identified on the plan below as land within the red boundary.



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Licence Number
100024284

Date
09/02/12

Scale
1:1,500



Contaminated Land at Station Crescent, Ashford

Schedule 2 – Things which have been done by way of Remediation

Planning permission was granted on appeal by the Planning Inspectorate following application reference 98/00010/OUT for Construction of access road and erection of five houses with garages following demolition of the existing property (outline). WSP Environmental (WSPE) were commissioned by Landsdean Ltd to supervise the remedial works on the site, formerly 56 Station Crescent, Ashford, during implementation of this planning permission.

WSPE were initially commissioned to undertake a site investigation on the site in 1999. The result of the investigation highlighted the presence of an historic landfill to the rear of the site. Consequently WSPE undertook a Quantitative Risk Assessment to assess the risks associated with the landfill to the existing residential property and proposed residential development. A Remediation Method Statement was produced for the site specifying the necessary remedial works, namely the import of clean inert materials to form a clean and distinct barrier between the contamination and the future residents. The degree of works required varied according to the end use of each section of site. An Earthworks Specification was also produced to identify the works required for the removal and placement of materials on site.

Therefore the following reports are available relating to intrusive investigation of this site:

- WSP Environmental Ltd, March 1999, Phase 1 and Phase 2 Site Investigation, Reference 90803R;
- WSP Environmental Ltd, September 1999, Additional Site Investigation and Quantitative Risk Assessment, Reference 90910/B/1. Prepared on behalf of RDP Architects as agents for Landsdean Ltd;
- WSP Environmental Ltd, January 2001, Remediation Method Statement, Prepared on behalf of RDP Architects as agents for Landsdean Ltd;
- WSP Environmental Ltd, January 2001, Earthworks Specification, Prepared on behalf of RDP Architects as agents for Landsdean Ltd; and

In summary, the remedial works comprised:

- Removal of contaminated soil from the rear gardens of the houses at the back of the plot and to the west of the central block of houses to be disposed of off-site;
- Removal of contaminated soils from along the lines of any services and the culvert installed within the rear of the site;
- Placement of geotextile barrier membranes as identification layers above the contaminated materials with a 250mm layer of crushed hardcore in between in rear garden areas;
- Import of clean inert subsoil and clean inert topsoil to the depths of at least 750mm in the rear gardens and 600mm in front gardens and landscaped areas; and
- Collection of groundwater samples, before, during and after completion of the site works to ensure no derogation of the groundwater.

Following the remedial works a Remediation Validation report was also prepared:

- WSP Environmental Ltd, April 2002, Remediation Validation Report, Prepared on behalf of RDP Architects as agents for Landsdean Ltd.

Soil Excavation

Materials were excavated from the rear garden areas of dwellings within the boundaries of the landfill (no.s 3 to 5 Lancaster Close) and west of 1 Lancaster Close. Limited excavation was required as finished ground levels were allowed to be raised. The front garden areas were already 750mm below the finished ground level and therefore required no excavation. A landscaped area to the south of the culvert headwall on the western boundary of the site was excavated to 600mm below ground level (bgl). North of the culvert headwall tree protection limited excavation.

The development involved the construction of a second culvert with excavation of materials to approximately 1.5m bgl.

Assessment Actions

Additional trial pits were excavated to the north of the central block of houses (no.s 1 and 2 Lancaster Close) to ensure the landfill did not extend beyond the building boundary. The two trial pits did not encounter made ground materials.

Two trial pits excavated along the line of the second culvert did prove the presence of made ground materials. All materials excavated from the construction of the culvert were, therefore, transported off site and disposed of appropriately.

Reinstatement

In rear gardens a terram layer was installed at the base of the excavation and covered with 250mm of crushed hardcore. A second terram layer was then installed prior to the placement of clean subsoil and topsoil to a total of 750mm.

Subsequent to completion of the buildings the front garden areas became infilled with construction materials. Where possible these materials were excavated to allow 600mm of topsoil materials. Due to the presence of services it was not possible to achieve this level across all of the front garden areas – areas of reduced excavation are recorded on a plan within the Remediation Validation Report.

The landscaped area to the south of the culvert headwall was reinstated within 600mm of certified topsoil. To the north of the headwall the clean topsoil was reduced to between 500mm and 400mm thick. Over the two culverts the clean soil coverage was approximately 400mm thick.

Validation (Imported Soils)

The subsoil material imported for the rear gardens was tested for their chemical constituents once imported onto site. The materials were alin to approximately 200mm depth and a total of four samples were obtained for analyses at varying depths across the

back gardens. The chemical analyses were considered by WSPE to be acceptable for use in residential gardens.

The topsoil materials imported onto site were provided with a chemical breakdown from Charles Morris Fertilisers Ltd, which WSPE considered acceptable for residential garden use.

Waste Disposal

Any soils excavated from the rear of the plot, within the landfill area, for either gardens or services, were excavated and stockpiled temporarily on site prior to removal by Lanz Transport who disposed of the soils to Woodley Landfill, near Reading, controlled by Summerleaze Ltd.

A total of 21 lorry loads of material were removed from site, totalling approximately 315m³ of material.

Groundwater Monitoring

Three groundwater monitoring events were completed. The first was undertaken prior to commencing site works in September 2001, to ascertain a background control level. The second was undertaken during site works in October 2001, to ensure the groundwater quality was not being impacted during the works. The final round was carried out upon completion of the site works in March 2002, to ensure that groundwater quality had not been impacted by the works.

At each of the monitoring rounds results were all within the recommended Dutch Groundwater Intervention Levels, 2000 and Drinking Water Quality Supply Regulations, 2001. No derogation of the groundwater was proven to have occurred throughout the construction processed on site.

Conclusion

On the basis of the information received in the Remediation Validation Report, Spelthorne Borough Council is satisfied that the remediation work specified in this Remediation Statement has been carried out. The significant pollutant linkage which formed the basis of the site being identified as Contaminated Land has been removed.

Schedule 3 – Description of Significant Pollutant Linkage

A pollutant linkage is defined in the Statutory Guidance as a linkage between a Contaminant and a Receptor, by means of a Pathway. It is considered that the following significant pollutant linkage was present at the land in Station Crescent:

Contaminant	Pathway	Receptors
Polycyclic Aromatic Hydrocarbons (PAHs) in soils	Ingestion and dermal contact with soils	Residents & visitors

Based on this linkage, the site was identified as Contaminated Land on 27 October 2000 due to a significant possibility of significant harm to human health.