

APPENDIX A: Proposed Redevelopment Plans



APPENDIX B: Site Investigation Plan



APPENDIX C: Trial Pit Logs



		Trial Pit Log													
Project Name: Jubilee Road.					Client: Axis Architecture.					Date: 27/09/2018					
Location: 84a-88a Jubilee Road, Waterlooville, PO7 7RE.					Contractor:										
Project No. : YE6195					Crew Name:					Equipment:					
Location Number TP01		Location Type TP		Level		Logged By MG		Scale 1:25		Page Number Sheet 1 of 1					
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description							
		Depth (m)	Type	Results											
		0.15	ES		0.30			TOPSOIL: Dark brown clayey, slightly gravelly SAND. Sand is fine. Gravel is occasional, fine to coarse of chalk and flint.		1					
		0.30	ES					Light brown slightly peaty SILT/CLAY.							
		0.50	ES		Stiff light brown silty CLAY.										
		0.70	ES												
		1.00	ES		1.00		End of Borehole at 1.000m								
										2					
										3					
										4					
										5					
Dimensions				Trench Support and Comment						Pumping Data					
Pit Length 0.40		Pit Width 0.40		Pit Stability		Shoring Used NA		Remarks		Date		Rate		Remarks	
Remarks															

		Trial Pit Log												
Project Name: Jubilee Road.					Client: Axis Architecture.					Date: 27/09/2018				
Location: 84a-88a Jubilee Road, Waterlooville, PO7 7RE.					Contractor:									
Project No. : YE6195					Crew Name:					Equipment:				
Location Number TP02		Location Type TP		Level		Logged By MG		Scale 1:25		Page Number Sheet 1 of 1				
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description						
		Depth (m)	Type	Results										
		0.15	ES		0.20			TOPSOIL: Dark brown clayey, slightly gravelly SAND. Sand is fine. Gravel is occasional, fine to coarse of chalk and flint. Light brown slightly peaty SILT/CLAY. Stiff light brownish grey SILT/CLAY.			1			
		0.30	ES		0.30									
		0.50	ES											
		0.70	ES					End of Borehole at 1.000m			2			
		1.00	ES		1.00									
											3			
											4			
											5			
Dimensions				Trench Support and Comment				Pumping Data						
Pit Length 0.40		Pit Width 0.40		Pit Stability	Shoring Used NA		Remarks		Date	Rate	Remarks			
Remarks														

		Trial Pit Log												
Project Name: Jubilee Road.					Client: Axis Architecture.					Date: 27/09/2018				
Location: 84a-88a Jubilee Road, Waterlooville, PO7 7RE.					Contractor:									
Project No. : YE6195					Crew Name:					Equipment:				
Location Number TP03			Location Type TP		Level		Logged By MG			Scale 1:25		Page Number Sheet 1 of 1		
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description						
		Depth (m)	Type	Results										
		0.15	ES		0.30			TOPSOIL: Dark brown clayey, slightly gravelly SAND. Sand is fine. Gravel is occasional, fine to coarse of chalk and flint.			1			
		0.30	ES											
		0.50	ES		0.40			Light brown slightly peaty SILT/CLAY.						
		0.70	ES											
		1.00	ES											
				1.00			Stiff light brownish grey SILT/CLAY.			2				
								End of Borehole at 1.000m			3			
											4			
											5			

Dimensions		Trench Support and Comment				Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks		Date	Rate	Remarks
0.40	0.40		NA					

Remarks



APPENDIX D: Site Investigation Photographs

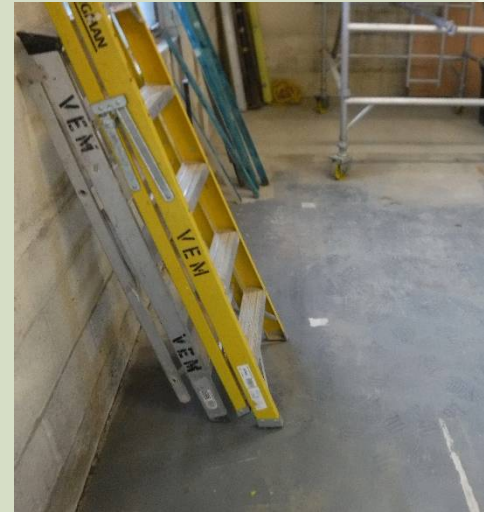


Site: 88a Jubilee Road
Client: Axis Architecture
Job Reference: YE6195, Dated: September 2018

A.



B.



C.



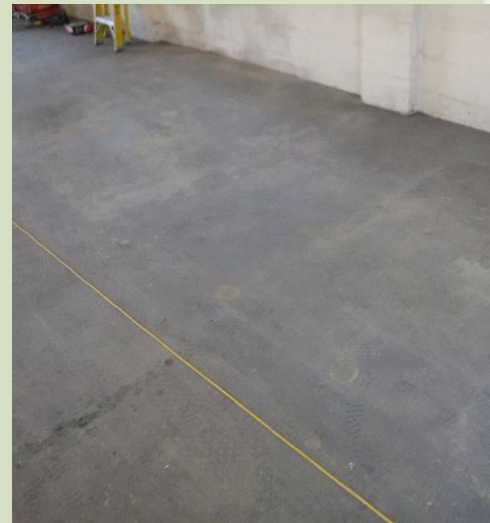
D.



E.



F.



G.



H.



I.



J.



K.



L.



M.



N.



O.



P.



Q.



R.



S.



T.



APPENDIX E: Soil Contamination Laboratory Results





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THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number: 18-19824

Issue: 1

Date of Issue: 05/10/2018

Contact: Results @ YourEnvironment

Customer Details: Your Environment
Chilgrove Business Centre
Chilgrove
West Sussex
PO18 9HU

Quotation No: Q18-01283

Order No: YE6195

Customer Reference: YE6195

Date Received: 01/10/2018

Date Approved: 05/10/2018

Details: Jubilee Road

Approved by:

John Wilson, Operations Manager

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683)



Sample Summary

Report No.: 18-19824

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
152043	TP01 0.15	27/09/2018	01/10/2018	Silty loam	
152044	TP01 0.70	27/09/2018	01/10/2018	Silty loam	
152045	TP02 0.30	27/09/2018	01/10/2018	Silty loam	
152046	TP02 1.00	27/09/2018	01/10/2018	Sandy silty loam	
152047	TP03 0.15	27/09/2018	01/10/2018	Sandy silty loam	
152048	TP03 0.70	27/09/2018	01/10/2018	Sandy silty loam	
152049	TP01 0.30	27/09/2018	01/10/2018		
152050	TP01 0.50	27/09/2018	01/10/2018		
152051	TP01 1.00	27/09/2018	01/10/2018		
152052	TP02 0.15	27/09/2018	01/10/2018		
152053	TP02 0.50	27/09/2018	01/10/2018		
152054	TP02 0.70	27/09/2018	01/10/2018		
152055	TP03 0.30	27/09/2018	01/10/2018		
152056	TP03 0.50	27/09/2018	01/10/2018		
152057	TP03 1.00	27/09/2018	01/10/2018		

Results Summary

Report No.: 18-19824

ELAB Reference	152043	152044	152045	152046	152047	152048
Customer Reference						
Sample ID						
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location	TP01	TP01	TP02	TP02	TP03	TP03
Sample Depth (m)	0.15	0.70	0.30	1.00	0.15	0.70
Sampling Date	27/09/2018	27/09/2018	27/09/2018	27/09/2018	27/09/2018	27/09/2018

Determinand	Codes	Units	LOD						
Metals									
Arsenic	M	mg/kg	1	15.7	13.0	13.7	10.7	10.0	10.9
Cadmium	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chromium	M	mg/kg	5	29.0	43.7	25.6	42.2	20.6	29.7
Copper	M	mg/kg	5	48.6	20.7	45.5	13.7	50.0	13.9
Lead	M	mg/kg	5	265	50.1	163	17.2	89.0	28.6
Mercury	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Nickel	M	mg/kg	5	21.1	22.0	16.0	23.5	12.5	16.2
Selenium	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc	M	mg/kg	5	280	90.8	319	61.3	198	68.5
Anions									
Water Soluble Sulphate	M	g/l	0.02	< 0.02	< 0.02	< 0.02	0.03	< 0.02	< 0.02
Inorganics									
Hexavalent Chromium	N	mg/kg	0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Total Cyanide	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Miscellaneous									
pH	M	pH units	0.1	7.5	7.9	6.9	8.0	6.2	7.4
Soil Organic Matter	U	%	0.1	4.4	1.0	3.5	0.4	8.1	1.0
Phenols									
Total Phenols	N	mg/kg	6	< 6	< 6	< 6	< 6	< 6	< 6
Polyaromatic hydrocarbons									
Naphthalene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	M	mg/kg	0.1	< 0.1	< 0.1	0.3	< 0.1	< 0.1	< 0.1
Anthracene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	M	mg/kg	0.1	0.2	< 0.1	0.8	< 0.1	0.3	< 0.1
Pyrene	M	mg/kg	0.1	0.2	< 0.1	0.7	< 0.1	0.3	< 0.1
Benzo(a)anthracene	M	mg/kg	0.1	0.1	< 0.1	0.4	< 0.1	0.2	< 0.1
Chrysene	M	mg/kg	0.1	0.2	< 0.1	0.5	< 0.1	0.3	< 0.1
Benzo (b) fluoranthene	M	mg/kg	0.1	0.2	< 0.1	1.0	< 0.1	0.4	< 0.1
Benzo(k)fluoranthene	M	mg/kg	0.1	0.3	< 0.1	0.3	< 0.1	0.3	< 0.1
Benzo (a) pyrene	M	mg/kg	0.1	0.1	< 0.1	0.4	< 0.1	0.3	< 0.1
Indeno (1,2,3-cd) pyrene	M	mg/kg	0.1	0.1	< 0.1	0.5	< 0.1	0.4	< 0.1
Dibenzo(a,h)anthracene	M	mg/kg	0.1	< 0.1	< 0.1	0.1	< 0.1	0.1	< 0.1
Benzo[g,h,i]perylene	M	mg/kg	0.1	0.1	< 0.1	0.5	< 0.1	0.6	< 0.1
Total PAH(16)	M	mg/kg	0.4	1.8	< 0.4	5.7	< 0.4	3.5	< 0.4



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Results Summary

Report No.: 18-19824

ELAB Reference				152043	152044	152045	152046	152047	152048
Customer Reference									
Sample ID									
Sample Type				SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location				TP01	TP01	TP02	TP02	TP03	TP03
Sample Depth (m)				0.15	0.70	0.30	1.00	0.15	0.70
Sampling Date				27/09/2018	27/09/2018	27/09/2018	27/09/2018	27/09/2018	27/09/2018
Determinand	Codes	Units	LOD						
BTEX									
Benzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Xylenes	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
MTBE	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Total BTEX	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
TPH CWG									
>C5-C6 Aliphatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C5-C7 Aromatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic	N	mg/kg	1	< 1.0	< 1.0	2.7	< 1.0	< 1.0	< 1.0
>C21-C35 Aromatic	N	mg/kg	1	2.2	< 1.0	17.1	< 1.0	4.7	< 1.0
>C35-C40 Aromatic	N	mg/kg	1	< 1.0	< 1.0	1.7	< 1.0	< 1.0	< 1.0
Total (>C5-C40) Ali/Aro	N	mg/kg	1	2.2	< 1.0	21.4	< 1.0	4.7	< 1.0



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Results Summary

Report No.: 18-19824

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #) in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
152043	0.15	TP01	brown soil (clay) with stones, clinker and twigs	No asbestos detected	n/t	n/t	n/t	n/t
152045	0.30	TP02	brown soil (clay) with stones, clinker and twigs	No asbestos detected	n/t	n/t	n/t	n/t
152047	0.15	TP03	brown soil (clay) with stones and clinker	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 18-19824

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
Hexavalent chromium	N	As submitted sample	02/10/2018	110	Colorimetry
pH	M	Air dried sample	03/10/2018	113	Electromeric
Aqua regia extractable metals	M	Air dried sample	02/10/2018	118	ICPMS
Phenols in solids	N	As submitted sample	02/10/2018	121	HPLC
PAH (GC-FID)	M	As submitted sample	02/10/2018	133	GC-FID
Water soluble anions	M	Air dried sample	02/10/2018	172	Ion Chromatography
Low range Aliphatic hydrocarbons soil	N	As submitted sample	05/10/2018	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	05/10/2018	181	GC-MS
BTEX in solids	M	As submitted sample	05/10/2018	181A	GC-MS
Total cyanide	M	As submitted sample	02/10/2018	204	Colorimetry
Aliphatic hydrocarbons in soil	N	As submitted sample	05/10/2018	214	GC-FID
Aliphatic/Aromatic hydrocarbons in soil	N	As submitted sample	05/10/2018	214	GC-FID
Aromatic hydrocarbons in soil	N	As submitted sample	05/10/2018	214	GC-FID
Soil organic matter	U	Air dried sample	02/10/2018	BS1377:P3	Titrimetry
Asbestos identification	U	Air dried sample	02/10/2018	PMAN	Microscopy

Tests marked N are not UKAS accredited



Report Information

Report No.: 18-19824

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"

Soil sample results are expressed on an air dried basis (dried at < 30°C)

ELAB are unable to provide an interpretation or opinion on the content of this report.

The results relate only to the items tested

PCB congener results may include any coeluting PCBs

Uncertainty of measurement for the determinands tested are available upon request

Deviation Codes

-
- | | |
|---|--|
| a | No date of sampling supplied |
| b | No time of sampling supplied (Waters Only) |
| c | Sample not received in appropriate containers |
| d | Sample not received in cooled condition |
| e | The container has been incorrectly filled |
| f | Sample age exceeds stability time (sampling to receipt) |
| g | Sample age exceeds stability time (sampling to analysis) |

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month

All water samples will be retained for 7 days following the date of the test report

Charges may apply to extended sample storage