

Date: 19th June 2018

Estimate No: Q18-7369

Michael Catterall
A&M Architectural Partnership LLP
40 Cambridge Road
Hastings
East Sussex
TN34 1DT

Dear Michael,

**Mill Rythe Holiday Village
Ground Investigation**

Thank you for submitting the phasing plan and the Local Authority comments in respect of our preliminary ground contamination risk assessment for the site.

In general, the Local Authority support our proposals for the site, but have asked that some re-consideration is given to the location of exploratory hole positions and have imposed some additional requirements in respect of groundwater monitoring standpipes.

It would appear from the phasing plan provided, that several separate phases of ground investigation will be required at the development as the Local Authority require sampling and testing from areas where demolition is proposed, which will only be possible later on in the development programme.

We have provided an estimate for undertaking that proportion of the ground investigation works that can be carried out prior to demolition works (this being primarily within Phases 1, 5 and 6). These works would allow us to provide an initial quantitative ground contamination risk assessment for the site, which would include recommendations for further works in those areas where demolition and further testing is required.

No allowance has been made at this stage for the subsequent phases of ground investigation, as the extent of these is to a large degree dependent on the findings of this initial phase of investigation.

The currently proposed ground investigation would also try to establish the risk from point sources of contamination (tanks, substations and laundry), though further works in these areas post demolition (as part of Phases 2, 3 and 4) are likely to be required.

We have made allowance for undertaking further discussions with the Local Authority prior to undertaking these works, to try ensure and that they have approved all ground investigation works prior to them being carried out. We therefore reserve the right to amend this estimate to comply with any additional requirements they Local Authority may make during these discussions.

At this stage we propose the following scheme of works:

Outlined below is a summary of the works allowed for. Our estimate for carrying out the works is detailed in the attached schedule of rates. A copy of our standard terms and conditions under which the works would be carried out is enclosed and it is deemed that the client will have read and agreed to these conditions if the works are instructed to proceed.

Summary of Works Allowed For

1. Local authority Liaison.
2. 100 shallow hand dug pits to 0.3m (15no. each in Phases 1, 4, 5 and 6; 5no. each in Phases 2 and 3, 10no. in the vicinity of the bonfires and 5no. from the bunds).
3. 5 samples of sediment from shallow areas around ponds and stream.
4. UXO engineer to support boreholes.
5. Dynamic sampler boreholes - up to 20 boreholes to depths of up to 3m with associated in situ geotechnical testing.
6. Installing standpipes to a depth of 3m within 10 of the dynamic sampling boreholes.
7. 3 No. return visits to take water samples from standpipes and surface water features.
8. Contamination laboratory testing of soils and sediments.
9. Contamination laboratory testing of groundwater.
10. Quantitative ground contamination risk assessment.

Particular Project Proposals

1. We have assumed that all permits, permissions and authorisations to carry out the intrusive works will be obtained by the client.
2. We have assumed that parking (such as provision of permits etc.) will be made available for the duration of works. Any charges incurred for parking will be charged at cost.
3. The works will be carried out in general accordance with the National Planning Policy Framework, CLR11, BS5930 and BS10175.
4. Our operatives are trained in the use of Cable Avoidance Tools which will be provided to site to scan exploratory hole positions ahead of breaking ground. However, these tools alone cannot detect all underground services. For this reason, your attention is drawn to Condition 9.3 of our standard terms and conditions. In this regard we request that all relevant service information, including statutory services, is provided to us on instruction.
5. We have included for marking out working areas around the borehole positions using high visibility barriers, if required. No allowance has been made for providing Heras fencing or similar.
6. Please note that the borehole investigation works will be relatively noisy and may therefore cause some disruption to site activities.
7. We have included for installing 10 groundwater monitoring standpipes to obtain samples of groundwater. The standpipes will be left intact to enable future monitoring of groundwater levels if required. These may require decommissioning prior to demolition taking place in the area of the standpipes.
8. We have allowed for collecting groundwater samples from the standpipes installed within dynamic sampler boreholes. Three round of groundwater monitoring is proposed. The purged water will be collected in barrels. In

the event that the water samples tested contain elevated levels of contaminants, costs for disposal will be chargeable at £0.50/litre.

9. The sum allowed for contamination testing will enable us to test soil samples for a range of commonly occurring contaminants identified as representing a risk to human. The actual testing undertaken will be subject to change depending on the conditions encountered on site, but we will not exceed the indicated budget without prior agreement.

Particular Reporting Proposals

Our estimate allows for the provision of a quantitative ground contamination assessment report.

The report will include a description of the works carried out, exploratory hole records, test results, a summary of the ground and groundwater conditions, analysis of the laboratory test results and an initial quantitative conceptual model.

The report will discuss what further works will be required in other development phases following demolition works, and where possible, with make outline recommendations for remedial works if considered necessary.

Programme

The lead in period from instruction to commencing site works will be dependent on our operational considerations at the time of instruction, the availability of third party personnel, and any client requirements to secure access to the site and permissions to work. Typically, we mobilise to site within one or two weeks of receiving a written instruction, though we can often accommodate an earlier mobilisation if works are required urgently. We would welcome your call to discuss specific dates.

The intrusive site work should be completed within approximately five working days. The report should be available approximately seven weeks from completion of the site works, allowing for completion of groundwater monitoring and testing.

Deliverables

Within our fee proposal we have allowed for production and issue of an electronic copy of the reporting (in 'pdf' format). Hard copies can be issued on request, chargeable at the rate indicated on the attached schedule.

Fees

The estimated cost of the proposed works is indicated on the attached schedule. The works are re-measurable on completion. An invoice will be raised on completion of the site works (please refer to our terms and conditions for credit terms).

Additional Services We Can Provide

Ashdown Site Investigation Ltd can provide a range of services to assist development of private, public and commercial sites. Details of these services are provided on the attached sheet.

Instruction

If you wish to instruct the works, please complete and return our instruction form either by email (quotes@ashdownsi.co.uk) or by post. We are happy to take provisional instruction by email or phone from clients or their agents in order to secure bookings for site work etc. pending return of the formal instruction.

We trust the foregoing is self-explanatory. However, should you have any queries please do not hesitate to contact us.

Ashdown Site Investigation Ltd

encl.

**Mill Rythe Holiday Village
Ground Investigation**

We/I confirm acceptance of estimate ref: Q18-, dated 19th June 2018, and the attached terms and conditions.

The following details are presented for invoice and beneficiary purposes.

Client Details (Beneficiary of Report)	
Company or Individual Name	
Contact Name	
Address	
Post Code	
Telephone Number	
Mobile Number	
Email Address	
Purchase Order Number	
Company/Person Responsible for Paying Invoice (if different from above)	
Company or Individual Name	
Contact Name	
Address	
Post Code	
Telephone Number	
Mobile Number	
Email Address	
Purchase Order Number	

**Mill Rythe Holiday Village
Ground Investigation**

Person Providing Instruction	
Name	
Signature	
Date	
If acting as a client's agent please complete the following	
I confirm that the client has vested authority to _____ as the client's agent to formally instruct the quoted works.	
Agents Name	
Agents Address	
Post Code	
Telephone Number	
Mobile Number	
Email Address	

Ashdown Site Investigation Ltd Services

Informal Advice

We are happy to discuss your project with you on an informal basis if you are unsure of which, if any, of the following services you are likely to require to progress development of your site.

We can highlight particular matters that you are likely to need to consider, discuss pragmatic approaches to addressing these considerations and ultimately provide you with fully costed estimates or a revised estimate in the case where we have already provided one to you.

If you have any queries, please do not hesitate to contact us by calling 01273 483119 and one of our team will be happy to take your call.

Geotechnical Assessments

Geotechnical assessment may be required to assist design of foundations, drainage, pavements, retaining structures, slopes etc and is commonly a requirement of design engineers / architects. Geotechnical assessment is also a common requirement of Building Control and warrantors.

Ground Contamination Risk Assessments

Planning or warrantor conditions may require ground contamination risk assessments to be prepared. Commonly, if imposed, these are pre-commencement conditions that need to be discharged prior to development taking place. Current guidance requires an initial desk-based assessment of potential contamination risk which, where potential risks are identified, should be further investigated and subject to a quantitative risk assessment.

Ground contamination risk assessments may also be required as part of a precautionary approach to development or due diligence prior to purchase of land. We can provide bespoke assessments to meet the specific requirements of clients in this regard.

Ground Contamination Remediation Strategy and Verification Reports

Where a quantitative ground contamination risk assessment identifies significant risk to be presented to either end users of a site or controlled water (groundwater or surface water streams) formal reporting detailing a Remediation Strategy and Verification Plan is a common requirement of conditions imposed by planning authorities and warrantors. Where conditions have been imposed, and ground contamination risks have been identified, we can prepare the required documents to assist discharge of imposed conditions.

Ground Gas Monitoring and Gas Risk Assessments

Building control and engineers may require a ground gas risk assessment to be prepared for a site to facilitate design of structures even where no planning conditions requiring ground contamination risk assessment are imposed. We can easily incorporate ground gas monitoring and risk assessment into other site works or undertake the assessment independent of other works if required.

Waste Classification of Soils and Assessment of Compliance with Waste Acceptance Criteria (WAC)

If there is intention to dispose of waste soils off-site, waste hauliers and/or landfill operators will usually require waste classification of the surplus soils together with assessment of compliance of the soils with Waste Acceptance Criteria (WAC). We can undertake testing of soils and provide a waste classification report to assist the disposal of soils from your site.

Materials Management Plans

Materials Management Plans can enable the re-use, rather than expensive disposal to landfill, of unwanted materials from your site provided they are suitable for use on other sites where there is a demonstrable requirement for import of soils.

We can advise on what works are required to enable a Materials Management Plan to be put in place and we can also undertake the verification works that will be required under an MMP.

Unexploded Ordnance (UXO) Risk Assessment

With our partners EOD Contracts Ltd, we can provide a UXO desk-based risk assessment for your site which will present a detailed assessment of the likelihood of encountering UXO on site and the level of risk posed. The report would include practical recommendations, providing risk mitigation strategies and measures where a risk of UXO being present at the site is identified.

Flood and Groundwater Flood Risk Assessment (FRA) Reports

With our partners GeoSmart Information Ltd, we can provide reports providing clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at your site. Specialist consultants will assess available data to determine the level of risk based on professional judgement and years of experience.

We provide a range of assessment levels based upon the location of the site, which flood zone the site is in, the nature of the development proposal, and the complexity of the flood risks involved.

Sustainable Drainage System (SuDS) Reports

Through our partners GeoSmart information Ltd we can offer the SuDSmart Report range. These reports assess which drainage options are appropriate for a site. They build on technical detail starting from evaluation maps and infiltration screening and work up to more complex SuDS Assessments detailing alternative options and strategy. Sustainable Drainage Systems are a primary design principle for all new developments to manage the drainage of surface water at a site. Each report includes the relevant guidance and best practice required for planning applications in the UK.

Soakage/Infiltration Testing and Seasonal Groundwater Monitoring

Ashdown Site Investigation Ltd can undertake a range of soakage testing and infiltration testing compliant to enable design of surface water management systems and foul water infiltration systems. Local authorities often require winter monitoring of groundwater levels to demonstrate that the proposed design of systems which discharge surface water runoff or foul water to ground is viable.