THE FORGE
TEMPLE EWELL
DOVER

THE PROJECT

Our client was seeking to redevelop a brownfield site with a number of residential properties. Prior to purchase, they wanted to establish the potential impact of contamination on the land and the financial implications this would have for the project.

CET were commissioned to carry out the pre-purchase contaminated land investigation.

t. 0345 450 5622
e. environmental@cet-uk.com
w. www.cet-uk.com

CET'S APPROACH

In accordance with current guidance and best practice, CET carried out a phased site investigation.

As this investigation was being conducted in advance of purchase, it was essential that the maximum amount of information was gathered from a relatively limited budget.

The scope of works included:

- Site walkover by a CET Environmental Scientist;
- A comprehensive review of purchased environmental database records and historical maps
- Liaison with the Local Authority Contaminated Land Officer and Petroleum Officer
- Provision of detailed Phase I Desk Study Report; including a Conceptual Model that explored the relationships between sources, pathways and receptors of ground contamination
- Design, implementation and supervision of a targeted site investigation; comprising a series of shallow driven window sample boreholes and the recovery of soil samples for laboratory chemical analysis
- Provision of an interpretive Phase II report; including a human health risk assessment

KEY BENEFITS

A review of historical map records indicated that the site had been occupied by a foundry during the late 1800s and a petrol station between 1950 and 1970. Subsequent discussions with the Local Authority Petroleum Officer highlighted the presence of redundant buried fuel tanks.

A further review of Ordnance Survey, geological and hydrogeological map information identified the site as being in an environmentally sensitive location as it was located on a chalk aquifer, in close proximity to a large scale potable groundwater abstraction and the River Dour.

As a result of the detailed investigation, we were able to inform the client of a number of issues relating to ground contaminants and their potential to incur significant project costs.

We were able to highlight the need for additional site investigation, risk assessment, remediation and validation that would be required to satisfy the local authority's requirement that the redevelopment of the site would not pose an unacceptable risk to human and environmental receptors.

This 'early warning' allowed the Client to make appropriate financial provisions and mitigate the risk of any unforeseen delays to programme.