



Tank Removal – Watching Brief

Land east of Moorhill Road, West End, Southampton, SO30 3AX

Prepared for:
Highwood Homes
The Hay Barn
Upper Ashfield Farm
Hoe Lane
Romsey
SO51 9HU

January 2025

Omnia ref: A11641-4/1.0

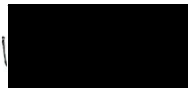
ISO Accredited Certification (UKAS)



Quality Assurance

Project Number: A11641-4

January 2025

 Geo-Environmental	Gas Membrane Validation Report					
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1.0 Objectives and Terms of Reference

The objective of this report is to provide a record of the watching brief undertaken during the removal of an Aboveground Storage Tank (AST) at the above site in line with the requirements of the local Contaminated Land Officer (CLO). This includes a record of on-site observations and photographic evidence to corroborate the removal of the AST and confirmation of no unacceptable on-going contamination risks.

2.0 Background

Omnia were commissioned by Highwood Homes to provide geo-environmental consultancy support for the proposed development. The site is being redeveloped to accommodate a care home with associated parking, access, infrastructure.

The proposed site layout is included as Figure 2.0 in Attachment 2.

A Phase I-II Geo-Environmental Investigation has been carried out at the site previously, referenced as below:

- Omnia 'Phase I-II Geo-Environmental Site Assessment' dated October 2023, ref: A11641/1.6.

At the time of the previous investigation an AST was noted to be present on the north-western boundary of the site. The AST was observed to be metal and rusted, and it was noted that there was no visual evidence of leaking or staining on the AST itself or the ground surface.

The site investigation also did not identify any contaminants on site above relevant screening criteria for a residential end use.

However, it should be noted that the AST was removed without Omnia's supervision. The watching brief was undertaken by Highwood and reported to Omnia via observation notes and photographic record.

3.0 Scope of Works

A site location map (Figure 1.0), the proposed site layout (Figure 2.0) and sample location plan (Figure 3.0) are included within Attachment 2.

3.1 Validation Requirements

As per the request of the local Contaminated Land Officer (CLO), a watching brief was required to be undertaken during the removal of the AST to assess any potential contamination in the soils below.

The watching brief was maintained on site by Highwood site management staff. A photographic record of the removal was maintained, and a selection of photographs provided to Omnia by the client are presented as Attachment 3.

3.2 Site Work and Observations – December 2023

The AST removal works were undertaken in December 2023, under the instruction and supervision of Highwood site management.

The AST was confirmed to be empty, disconnected from associated pipework, and removed from site by AJM Material Salvage. A copy of the transfer note, also confirming that the AST was empty, is presented as Attachment 4.

Highwood have confirmed to Omnia that there was no visual evidence (e.g. sheen, staining) on the base of the AST or the underlying ground surface, and that there was no hydrocarbon odour during the removal works.

4.0 Conclusions

A contamination watching brief has been maintained by Highwood during the removal of an AST from the subject site. Site observations from the watching brief confirm that no visual or olfactory evidence of contamination was identified during the removal of the AST. A photographic record has been provided by Highwood which further confirms that no visual evidence of contamination was present.

Omnia therefore consider that the AST has been removed, and that suitable evidence has been provided to confirm that there is no significant contamination impact in the local site soils.

5.0 Recommendations

Should any previously unidentified obvious visual or olfactory evidence of contamination be encountered during any future site works, then site works should be halted, and contact made with a suitably qualified environmental consultant. As determined appropriate by the Consultant, further investigation and sampling may be required to determine the appropriate actions. Upon completion contact should be made with the relevant regulatory authority to achieve signoff of the works.

END OF REPORT

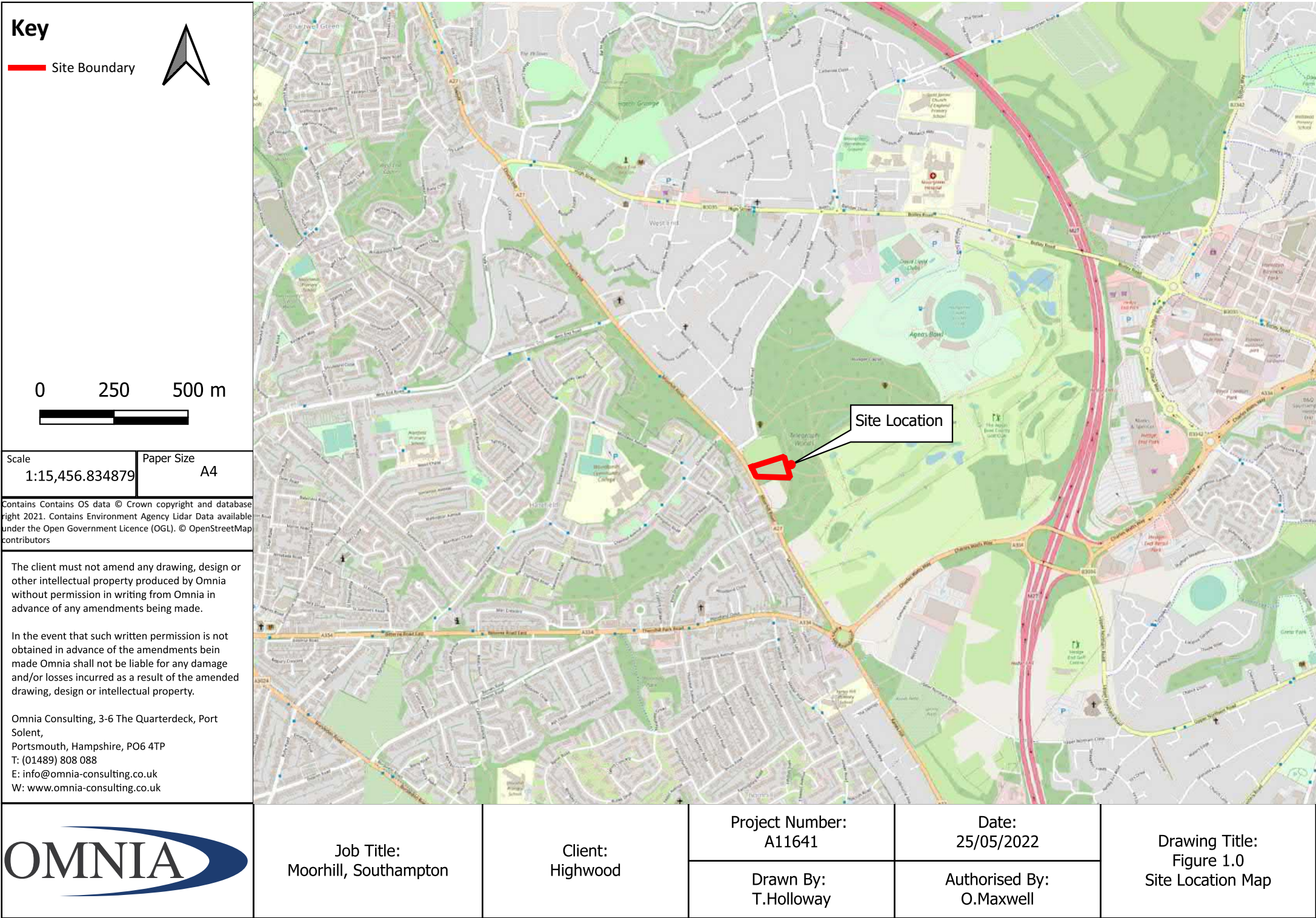
Attachment 1

Limitations

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between OE Ltd and the Client as indicated in Section 1.2.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination, which are enforced, by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. OE cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by OE is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by OE in this connection without their explicit written agreement there to by OE.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

Attachment 2

Drawings





0 5 10 15 20 m

Scale
1:600

Paper Size
A4

The client must not amend any drawing, design or other intellectual property produced by Omnia without permission in writing from Omnia in advance of any amendments being made.

In the event that such written permission is not obtained in advance of the amendments being made Omnia shall not be liable for any damage and/or losses incurred as a result of the amended drawing, design or intellectual property.

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Client:
Highwood

Project Number:
A11641

Drawn By:
T.Holloway

Date:
07/10/2022

Authorised By:
G. Wass

Drawing Title:
Figure 2.0
Proposed Development Plan



Attachment 3

Photographs (Client provided)

Photograph 1 – Location of AST prior to removal



Photograph 2 – AST location following removal. Ground disturbance visible where AST was originally located, no visible staining or odour noted by site team.



Photograph 3 – AST location following removal and subsequent works



Attachment 4
Waste Transfer Note



Www.AjmMaterialSalvage.co.uk

UNIT 1 WESTWOOD BOTLEY ROAD WEST END SOUTHAMPTON SO30 3HA

OFFICE TEL 02380 477 877

VAT NO. 289 0178 69

DATE 1, 12, 25

PURCHASE INVOICE

CUSTOMER DETAILS

NAME	<u>VIKING PROJECTS LTD.</u>		
ADDRESS	<u>UNIT 12 LORRYTREE SO31 1BQ</u>		
ACCOUNT NAME	<u>M Donning</u>	SORT CODE	<u>777245</u>
		ACCOUNT NO	<u>02756060</u>

MATERIAL	KG	AMOUNT
<u>MIXED IRON</u>		
<u>125, FENCING</u>	<u>50.2</u>	
<u>100, CHASSIS</u>		
<u>CONCRETE MISC</u>		
<u>HEATING FUEL TANK (EMPTY)</u>		

I UNDERSTAND THAT I AM SELLING THE MATERIALS LISTED ABOVE AS SALVAGE AND NOT AS SCRAP. I ALSO DECLARE I AM THE OWNER OR HAVE THE OWNERS PERMISSION TO SELL

THE MATERIALS LISTED ABOVE. I CONFIRM ALL DETAILS ABOVE ARE CORRECT.

SIGNED: [REDACTED] N [REDACTED]

SUB-TOTAL	
VAT 20%	
TOTAL	<u>750-</u>

PLEASE NOTE PAYMENTS CAN TAKE UPTO 24 HOURS TO BE PROCESSED