



Contaminated land

## 5B: Contaminated land & demolition

3 responses

### Response counts

Section	Count
Comments received	3

### Comments received

(R14/session 60849; Environment Agency Chichester)  
Created August 2nd 2022

The Bowl area was licensed as an inert landfill to dispose primarily of cement kiln dust, which could have impacts on the pH of the River Adur and surrounding water if it cannot be removed from site or treated on site. Other options include capping. The AAP highlights 5 areas for the development and as highlighted in Section 5B, there is the potential for contaminated land to be present across large parts of the site which will require site investigation and remediation as part of any redevelopment works. Groundwater in the underlying chalk aquifer may also have been impacted by contamination and require investigation and/or remediation. The AAP also highlights the presence of the Shoreham historic landfill within the proposed redevelopment area. Our records indicate this was infilled with cement works waste. Given the historic uses of the site, there is the potential for other previously unknown areas of infilled land to be present in addition to this historic landfill.

(R16/session 60851; member of public)  
Created August 2nd 2022

What are the responsibilities of the site owners for the safety of its existing buildings and the site and what is the position of the local authority in that? This is a dangerous site and we are in a period of distressed public finances. Why should these issues impact upon public money and the integrity of a national park?

(R55/session 60898; Sussex Ornithological Society)  
Created August 2nd 2022

3. Cost of making the site suitable for development The CGL "Programme of Works Report for Land Contamination, Removal of existing buildings and drainage investigations" shows the following costs of making the site good so that it can be developed (Matrix 1): SEE TABLE IN DOCUMENT \* the cost estimate for this could be up to £20.4M if used for residential development and if up to 600mm of top soil had to be removed. However, the £7m cost estimate is considered reasonable. The Bowl was used as a waste site by Blue

Circle and no one is really sure what lies beneath the top soil there. Remediation costs are therefore quite uncertain, and the estimate of £7.1m to £7.3m assumes no groundwater treatment will be necessary.