

STAR GARAGES (BRIGHTON) LTD

NATIONAL TYRES, 60 KEYMER ROAD, HASSOCKS,
WEST SUSSEX BN6 8AR

Preliminary Contamination Risk Assessment

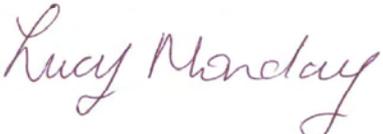
March 2021



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	423/StarGarages/60KeymerRd/PCRA
Date	March 2021 (Updated June 2021)
Client	Star Garages (Brighton) Ltd
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning submission
Revisions	Tank removal records included
Prepared by	Emily Cooper BSc (Hons) PGCert  Signed
Approved by	Lucy Monday BSc (Hons), MCIWEM, MIEnvSc, ACIEEM  Signed

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Preliminary Contamination Risk Assessment

March 2021

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1. CAUTION
 - 1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Mid Sussex District Council Planning Department and the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT
 - 2.1 The site comprises a corner plot of land on the junction of Keymer Road and Dale Avenue within the village of Hassocks, West Sussex. The site area is approximately 0.12 ha. The Ordnance Survey (OS) map reference for the site is TQ 30819 15452. The site elevation is approximately + 43 m OD. See Figure 1 for Site Location Plan and Existing Site Layout.
 - 2.2 It is proposed to redevelop the site for mixed commercial and residential use with parking. Current plans include for parking and commercial ground floor use and residential units on the upper floors. See Figure 2 for the Proposed Site Layout.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS
 - 3.1 According to the British Geological Survey (available online), the site lies on a bedrock of Folkestone Formation – Sandstone, with no overlain superficial deposits.
 - 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie on a Principal bedrock aquifer, of medium vulnerability. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is deemed to be hydrogeologically sensitive.

3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 3 (high risk of flooding from rivers and/or the sea). This is thought to be associated with the inland ordinary watercourse running west to east underneath the site. The site does not lie within 500 m of a watercourse classified as a main river by the EA.

4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix A, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date	Features on site	Features within surrounding area (<250 m)
1874	<ul style="list-style-type: none"> On site is a large building, known as 'Parklands', there is a watercourse flowing east to west across the southern end of the site, a garden area planted with trees, and driveway entrance to the south. 	<ul style="list-style-type: none"> The surrounding area is relatively sparsely populated, 'Wilmington Lodge' is to the northeast (~100 m), 'Spitalford Farm' is to the west (~250 m), and 'Oaklands' is to the east (~200 m). There are three other unnamed buildings to the southeast. To the north of the site is 'Hassock's Gate Nurseries'. Keymer Road (as now known) is to the north of the site. In addition to the watercourse on site, there is another watercourse approximately 100 m west of the site flowing south to north. Hassocks Firs, a large woodland, is located to ~ 100 < 250 m west of the site.
1897	<ul style="list-style-type: none"> The building onsite occupies the same footprint. 	<ul style="list-style-type: none"> Spitalford Farm is now a school. Keymer Road has been widened. To the west of the site, a road has been constructed, beyond this a number of dwellings have been constructed along the east of Bonchurch Road.

1910	<ul style="list-style-type: none"> The building has been extended to the east (outside of site boundary) 	<ul style="list-style-type: none"> Bonchurch Road has been renamed Parklands Road, and development of dwelling continues along the west of the road, and land to the south is classified as allotments.
1937	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Significant residential development has taken place to the west of the site (formally Hassocks Firs). To the northeast of the site, former open fields are now a recreational area.
1954	<ul style="list-style-type: none"> The site is now seen to be bare ground. 	<ul style="list-style-type: none"> Dale Avenue has been constructed to the east, on the adjacent side of the road is 'Orion Cinema'. A large allotment plot backs on to the houses on the east side of Parklands Road (southwest of the site) Hassocks Nurseries is now two separate nurseries, and the footprint of the site has reduced.
1962	<ul style="list-style-type: none"> The site is now occupied by a garage on the northern half of the plot. 	<ul style="list-style-type: none"> Further residential development to the southeast of the site. A telephone exchange is now located ~ 100 m south of the site
1969	<ul style="list-style-type: none"> A garage now occupies the site with the same footprint as the present day. 	<ul style="list-style-type: none"> 'Wilmington Lodge' and its surrounding land has now been developed into a residential area. 'Orion Cinema' is now known as 'Orion Parade' and appear to be smaller individual buildings. Four dwellings have been constructed immediately south of the site.
1973	<ul style="list-style-type: none"> No significant change. 	<ul style="list-style-type: none"> No significant change.
1979	<ul style="list-style-type: none"> No significant change 	<ul style="list-style-type: none"> No significant change
1985	<ul style="list-style-type: none"> No significant change 	<ul style="list-style-type: none"> The allotments to the southwest are now a carpark.
1994	<ul style="list-style-type: none"> No significant change 	<ul style="list-style-type: none"> No significant change
2003	<ul style="list-style-type: none"> No significant change 	<ul style="list-style-type: none"> No significant change

4.2 The post war development history may also be traced from the planning history of the site. The significant applications relating to the site are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
KY/040/78	Formation of new door leading to rear access road to facilitate 'flow through' system for tyre service.	Oct 1978, Approved
KY/039/91	The provision of new petrol pump equipment and new canopy to the front forecourt, plus the provision of MOT facilities, improved office/reception accommodation to the site elevation and underground petrol tank.	April 1992, Approved
KY/041/91	1 No. Freestanding internally illuminated gantry sign.	Jan 1992, Withdrawn
00/01153/ADV	Retrospective application for externally illuminated fascia signs and internally illuminated 3.90 metre gantry sign.	April 2001, Split Decision
03/02902/FUL	Village market to be held on one Saturday morning per month.	December 2003, Approved

4.3 A recent land use assessment may also be made from review of aerial photographs. Photographs centred on the site between the period 1999 – 2019 are provided within the Groundsure Report in Appendix D. These photographs show the site generally as seen today, with no observable change of use.

5. THE EXISTING SITE

5.1 The site was visited on 11 March 2021. Photographs of the site are provided in Appendix B.

5.2 The site comprises a single storey garage building with external hard standing along the north, east and south boundaries of the site. Surfacing along the south and east boundaries is concrete and there is a gully pot towards the centre of the hard standing along the eastern boundary. The hardstanding to the north comprises tarmac with runoff to the road to the northwest of the site.

5.3 The external hard standing is used for access and parking (and a monthly local market). The strip of land along the southern boundary of the site includes a large waste tyre pile, an old tank (with a few miscellaneous items of waste including spray cans) and wooden fencing panels (taken from the boundary with the adjacent residential dwelling, which is having a rear extension). Behind the pile of tyres is some mixed waste overgrown by brambles, a waste bin and car bumper can also be identified. The remaining external areas are free from waste and any other notable features.

- 5.4 The building is of brick and concrete block construction with concrete block internal walls and corrugated asbestos roofing sheets. The northern section of the building (which is the original early 1960's garage) has a flat roof. The larger southern section, which has a pitched roof, is a (slightly) later development (later 1960's). The flooring is painted concrete throughout.
- 5.5 Internally the building comprises an L shaped workshop with offices and storage rooms. There is a fuel and oil storage room within the northwest corner of the building. At the time of our visit this room contained numerous plastic bottles of motor oil up to 20 litres in volume, four metal containment drums used for the segregation of waste (filters etc) prior to offsite disposal, a number of paint tins (used in general building maintenance), four tyres, small related parts, a compressor and gas tank (secured to the wall of the building). The remaining storage rooms contain new tyres.
- 5.6 A waste oil tank is located within the southwest corner of the building. Waste batteries are stored on the concrete floor of the workshop prior to collection for offsite disposal. There is no dedicated waste battery storage bin.
- 5.7 There are no signs of any historic tanks or pump equipment within the site. The covers of a surface water interceptor were not observed, although this does not indicate absence.

6. RECORD DATA SEARCH RESULTS

- 6.1 An environmental records search (Geo+Enviro Insight Report) has been prepared for the site. The GroundSure Geo+Enviro Insight Report is provided in Appendix C and any items of potential contamination significance highlighted below.

6.1.1 *Historical Land Use*

There are 47 records of potentially contaminative land uses recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. These include nurseries (the closest ~ 22 m north), unspecified tanks, cuttings, railway sidings, railway station, unspecified pit, gas works and coal depot.

There are 22 records of tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site. Tanks may be used to store fuels, liquid chemicals and waste products (amongst other things). There is a potential risk of contamination from the bulk storage of fluids, which may migrate either across the grounds surface or through the soil. The potential risk increases with proximity to the site, direction of flow and permeability of the soils (relating to the topography and geology of the area).

There are 29 records for historical energy features from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site include numerous records for electricity sub stations and gas works, the closest of which is recorded some

63 m south of the site. The historic use of PCB within these installations is a potential source of contamination.

6.1.2 *Environmental Permits, Incidents and Registers*

There are eight records of historic discharge consents within 500 m of the site. These are for trade discharge 96 m west of the site and seven miscellaneous discharges, the closest being 95 m northwest of the site. No other records of industrial sites holding licences and/or authorisations have been identified within 500 m of the site.

There is one record of a 'no impact' (category 4) water/land/air pollution incident which occurred in March 2002, 240 m west of the site. The pollutant description is not available.

The site has not been determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990, and there are no records of such designation within 500 m of the site.

6.1.3 *Landfill and other Waste Sites*

There are no records of Environment Agency (EA) historic landfill sites and one record of Local Authority landfill within 1500 m of the site.

6.1.4 *Current Land Uses*

The current land use of the site includes vehicle repair, testing and servicing. Records also show the site to be an obsolete petrol station.

There are six electricity substations within 250 m of the site, the closest 25 m north. These are not thought to pose significant contamination risk to the site as any use of PCB based cooling oils would have ceased several years ago. No other listed current land uses are thought to be of significant contamination risk to the site.

There are no records of underground high-pressure oil or gas pipelines within 500 m of the site.

6.1.5 *Hydrology and Flood Risk*

The nearest potable water abstraction licence is > 1000 m east of the site.

The site does not lie within a groundwater Source Protection Zone.

The site lies within Flood Zone 3 (high risk of flooding) this is associated with the watercourse which runs under the site from east to west.

The site does not lie within 20 m of a Main River (as identified by the EA). The EA should be consulted regarding any development within 20 m of a Main River.

The site is identified to be within a high risk ground water flooding susceptibility area, and at high risk of a 1 in 30 year surface water flood event.

6.1.6 *Designated Environmentally Sensitive Sites*

There is one Site of Special Scientific Interest within 2000 m of the site. This is the Clayton to Offham Escarpment, located 1700 m south of the site. There are also a number of ancient woodlands within 2000 m of the site. The closest, is Keymer Allotment Shaw, ~350 m southwest of the site.

The site lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. The proposed development, from commercial to residential use, has the potential to increase the risk of nitrate pollution.

6.1.7 *Natural Hazards Findings and Mining*

There is negligible to low risk rating for natural hazards. Negligible risks being shrink-swell, soluble rocks, and compressible ground, very low risks being collapsible rocks and landslides, low risks being running sand, within 50 m of the site as identified from BGS GeoSure Data.

There is one historic record of surface ground workings within 250 m of the site, a pond 70 m south east of the site.

The site is not within a radon-affected area. No radon protective measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

- Residential until ca. 1950
- Garage use ca 1960 – present
 - Hassock Motors (Sussex) Ltd, ca 1960's
 - National Tyres & Autocare, to present.

7.2 Potential contamination associated with historic residential use includes the casual disposal of fire ash and storage of fuel (for heating) on site. This is a potential source of polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (TPH) and heavy metal contamination.

7.3 Potential contamination associated with use of the site as a garage (including underground fuel tank/s and pump apparatus, plus vehicle maintenance) includes the storage and use of fuels, oils and lubricants, a source of potential TPH, heavy metals and fuel additives. The painted concrete flooring within the building is likely to have acted as a barrier to the underlying ground should there have been any above ground spillage or any leakage in the past. There is

a potential risk to soil and groundwater for leaks associated with the underground fuel tank/s and pipework.

7.4 In 1992 planning permission was granted for the provision of new petrol pump equipment and new canopy to the front forecourt (assumed to be to the north of the building fronting onto Keymer Road), plus the provision of MOT facilities, improved office/reception accommodation to the side elevation and underground petrol tank. Application to West Sussex County Council has been made to obtain tank records for the site, in order to confirm tank numbers, locations, volumes and state (i.e. active / decommissioned / removed). We understand that WSCC hold no information on how many tanks there were on site, but that they were removed on 5/5/1999.

7.5 The roofing materials include asbestos sheets which have been identified and labelled where exposed. Whilst intact these sheets pose little risk to existing site users and the wider environment. These sheets would be removed from the site as part of the site's redevelopment.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are; a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. A conceptual model for the site is given in Appendix D.

8.2 Potential contaminant linkages between source, pathway and receptor for the site are shown in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Potential risk related to underground fuel tanks and pipework	Potential risk related to underground fuel tanks and pipework	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	✘
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	?
		Contact with contaminated soil or ground water	Building & services	?
		Leeching of site contaminants into groundwater	Wider environment	?

Key: ✓ Significant risk ✘ No significant risk ? Uncertain risk

8.3 Source

- 8.3.1 From a review of available information it is considered that there is some potential for PAH, TPH, heavy metal and fuel additive contamination at the site associated with historic residential and garage use (*source*).

8.4 Receptor

- 8.4.1 It is proposed to redevelop the site for mixed commercial and residential use with associated parking. The full extent of the site will remain under hard cover. There are no proposed soft landscaping or garden areas within the current scheme.
- 8.4.2 In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services (including underground water mains) and the wider environment (considered to be hydrogeologically sensitive and potentially at risk of flooding).

8.5 Source – Receptor Pathways

- 8.5.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, contaminated soil, groundwater and/or soil gas during the development of the site. Asbestos containing materials have been labelled on site. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.
- 8.5.2 All asbestos containing materials are to be removed from the site as part of the site's redevelopment.
- 8.5.3 In the absence of ground remediation, future site users are unlikely to come into direct contact with contaminated soils where the site remains under hard cover (as proposed). However, future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with potential to degrade the pipes (such as hydrocarbon contamination) is present along the line of the water mains (see current UKWIR guidelines). Those involved in the laying of underground water supply pipes should satisfy themselves that either the route of the water main is free from contamination or appropriate pipework (i.e. barrier pipe) is used.
- 8.5.4 Petrol, diesel and some fuel additives (such as MTBE) are highly mobile and may cause contamination of the wider area. The redevelopment of the site may expose contaminated soils, which could result in offsite contamination of land (including that used for more sensitive land uses) and groundwater (is linked to surface water features running through gardens) where appropriate remediation measures are not implement during the redevelopment of the site.

9 CONCLUSIONS

- 9.1 The site lies on Folkestone Formation - Sandstone, which is a Principal Bedrock Aquifer. The site does not lie within a groundwater Source Protection Zone. This site is considered to be hydrogeologically sensitive.
- 9.2 The site is not considered to be at significant risk of ground gas at this time. The site does not lie within 250 m of waste disposal landfill or made ground. The site is not within a radon-affected area.
- 9.3 The land use history at the site includes historic residential use and the use of the site as a garage since ca 1960 to present. Potential contamination associated with these land uses include polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (TPHs), heavy metals and fuel additives (such as MTBE).
- 9.4 The site planning history includes record of an underground fuel storage tank and associated pipework. Application to West Sussex County Council was made to obtain tank records for the site, in order to confirm tank numbers, locations, volumes and state (i.e. active / decommissioned / removed). We understand that WSCC hold no information on how many tanks there were on site, but that they were removed on 5/5/1999.
- 9.5 Surrounding historic and current land uses are not considered likely to pose a significant risk of contamination to the site.
- 9.6 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

- 9.7 In this case, there is some potential for contamination associated with historic land use. The probability of impact to future site users, based on the current proposal for mixed commercial and residential use with no soft landscaping, is low, however, the redevelopment of the site may expose contamination potentially resulting in offsite contamination of the wider environment where remediation / protection is not implemented as part of the site's redevelopment. The current risk rating for the site is moderate to high risk, but

this risk may be reduced to low, subject to the recommendations given in section 10 below.

10 RECOMMENDATIONS

- 10.1 Potentially contaminative fluids and waste items associated with the current garage will need to be removed from the site prior to demolition and ground works.
- 10.2 Asbestos containing materials have been identified and labelled on site (by others). A copy of the asbestos register for the site should be obtained, where possible, and provided to demolition contractors prior to site clearance. A further pre-demolition asbestos survey may be required where current information is insufficient.
- 10.3 Should any unexpected contamination, including the presence of fuel storage tanks not otherwise recorded, be identified during site clearance and/or redevelopment, the Council should be notified and any necessary remediation work carried out as required.
- 10.4 Subject to the findings of further intrusive investigation, WRAS approved polyethylene (PE) barrier pipes (with an aluminium layer) with associated fixings may be required to reduce the risk of fuel, oils, other chemicals and hazardous waste degrading underground potable water supply pipework, and potentially leading to water quality failures at the dwellings. Refer to BS 8588: 2017 'Polyethylene pressure pipe with an aluminium barrier layer and associated fittings for potable water supply in contaminated land (for pipe sizes 20 mm to 630 mm).

☆☆☆☆☆☆

FIGURES

FIGURE 1: Site Location Plan Existing Site Layout

FIGURE 2: Proposed Site Layout

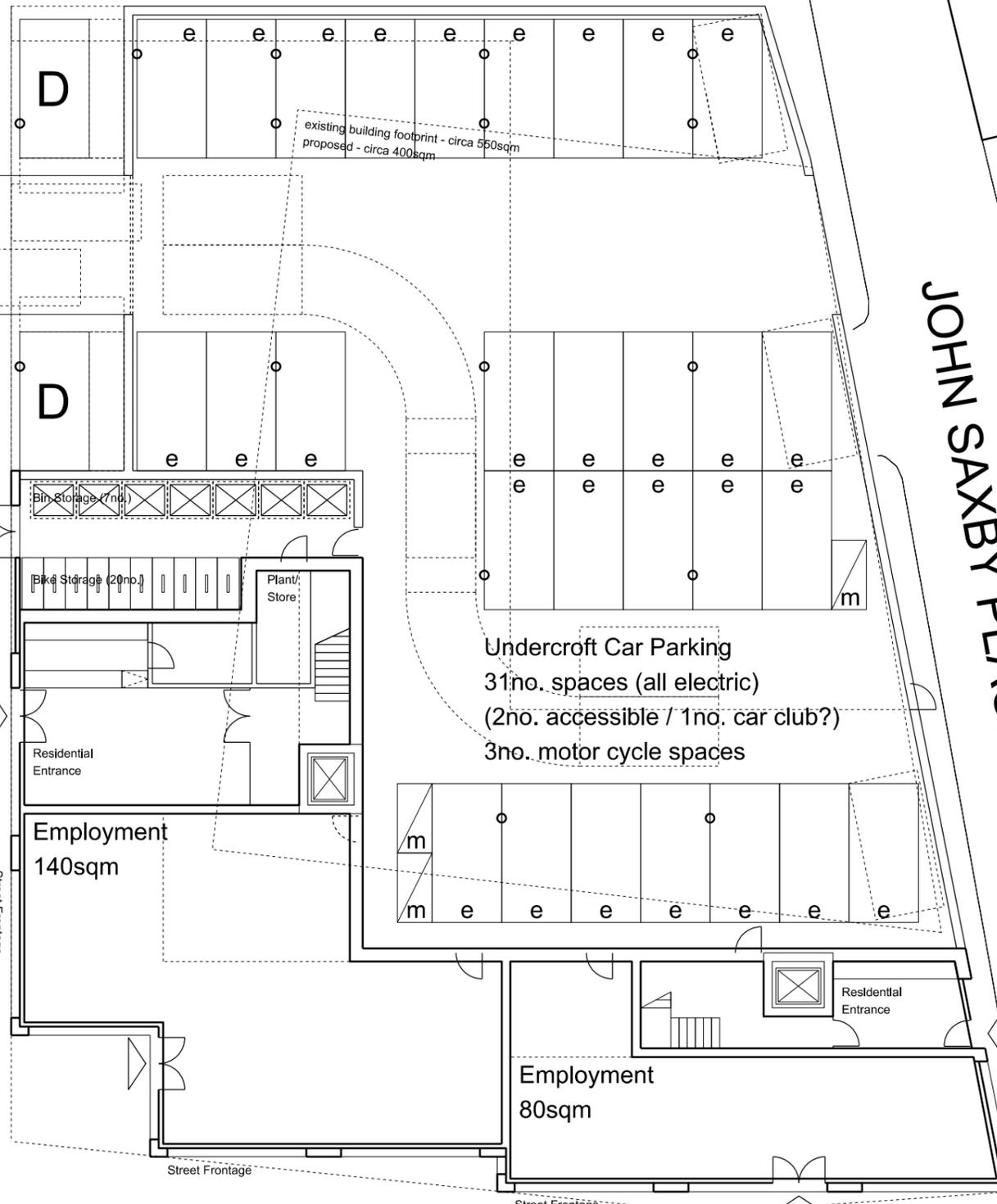


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DALE AVENUE

JOHN SAXBY PLACE

KEYMER RD



Rev Notes Date

Do not scale from this drawing. Check all dimensions on site.
 Site/Location plan

Graphic Scale

Project:
 Former National Tyre Service
 60 Keymer Rd
 Hassocks
 Title:
 Block Plan

Project:
 Former National Tyre Service
 60 Keymer Rd
 Hassocks
 Title:
 Block Plan

Star Garages (Brighton) Ltd
 39 Sachville Rd
 Hove, UK
 BN2 3WD
 E: admin@star-garages.com

Scale: 1:200 @ A3 Drawn: Issued: Date:
 Project No: 010 Drawing No: L001 Revision:

APPENDIX A **Historic Maps**

See separate file

APPENDIX B

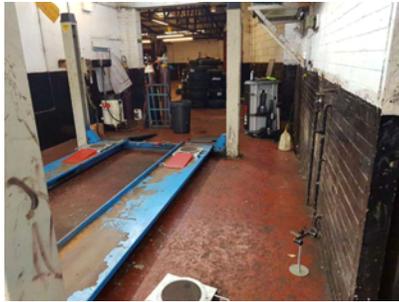
Photographs



Photograph 1: Engine oil and compressed oxygen stored on site.



Photograph 2: Open drums used for waste storage, paint cans on floor.



Photograph 3: Lift equipment.



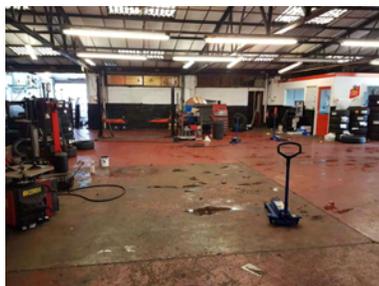
Photograph 4: Compressed oxygen, and mobile waste oil collection.



Photograph 5: Waste oil collection tank.



Photograph 6: Waste oil storage.



Photograph 7: Main workshop area.



Photograph 8: Waste batteries stored directly on concrete floor



Photograph 9: Internal tyre storage area.



Photograph 10: Storage of used tyres to the rear of the building.



Photograph 11: Storage of used tyres to the rear of the building.



Photograph 12: Scrub adjacent to tyre storage.



Photograph 13: Forecourt to the east.



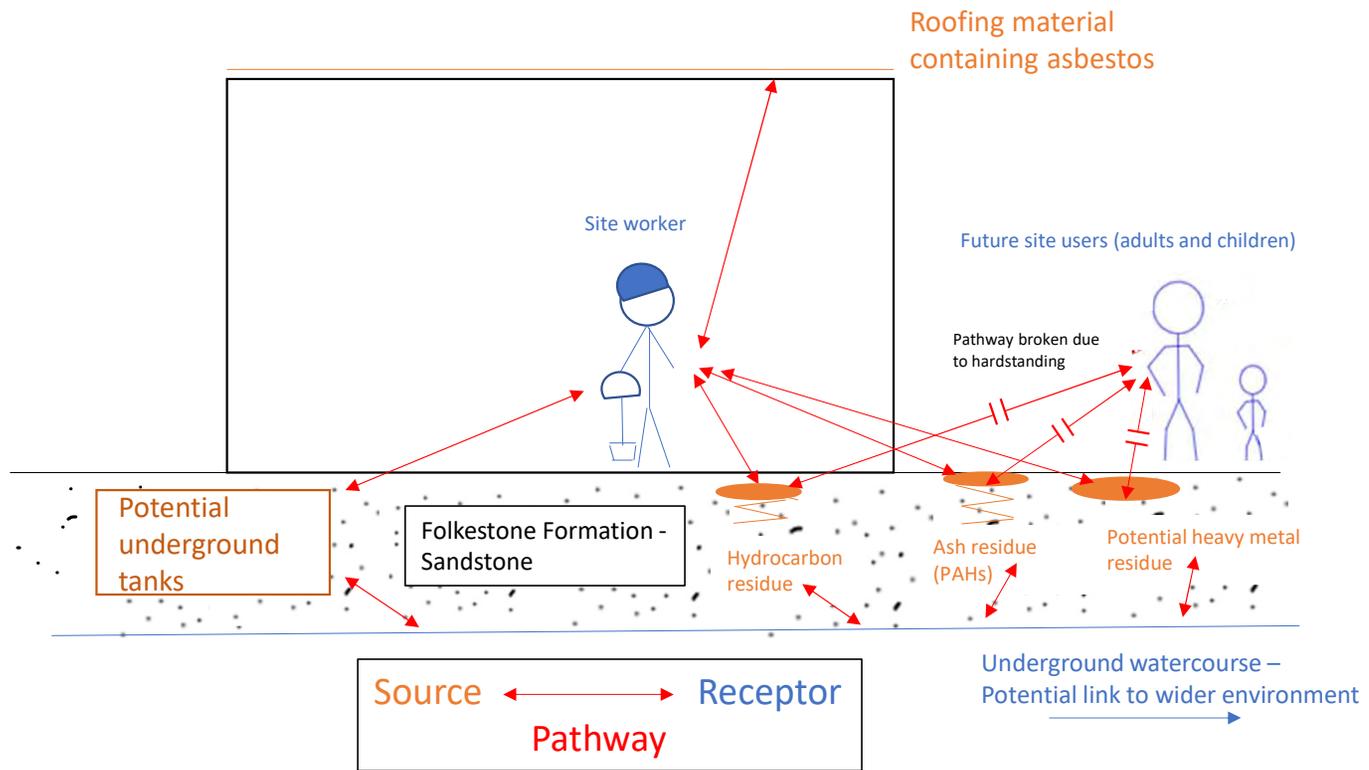
Photograph 14: Forecourt to the north.

APPENDIX C
GroundSure EnviroInsight Report

See separate file

APPENDIX D **Conceptual Model**

Conceptual Model for National Tyres, 60 Keymer Road, Hassocks



APPENDIX E
Tank Record Data

⏪ Reply all ▾ 🗑 Delete 🚫 Junk Block ⋮

FW: StG_60 Keymer Rd, Hassock, West Sussex

ⓘ This message was sent with High importance.

EC **Emily Cooper**
Tue 29/06/2021 13:48
To: Lucy Monday

👍 ↶ ⏪ → ⋮

From: Jackie Richmond <jackie.richmond@westsussex.gov.uk>
Sent: 27 April 2021 12:57
To: Emily Cooper <ecooper@easltd.co.uk>
Subject: RE: StG_60 Keymer Rd, Hassock, West Sussex
Importance: High

Hello Emily,

Please see information below

SR No. 378686 Licence number 419003

Health and Safety at Work etc Act 1974
The Petroleum (Consolidation) Regulations 2014
Dangerous Substances and Explosive Atmospheres Regulations 2002
Public Health Act 1961

History Enquiry at National Tyres & Autocare, 60 Keymer Road, Hassocks, West Sussex, BN6 8AR

Further to your recent enquiry relating to the history of the above filling station I hope the following information is of assistance.

Details of the tanks:

There is no information on how many tanks there were on this site, but they were removed on 05/05/1999

Please note that although West Sussex County Council makes every effort to ensure that the information provided is accurate, we cannot be held responsible for any error or omission in the data provided.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully

Jackie Richmond
Operational Support Officer, Trading Standards
West Sussex County Council
Parkside, Chart Way, Horsham
West Sussex, RH12 1XH
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