

Our Ref: BB/PMB/80131.07211300WST  
Your Ref:

4 February 2008

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Dear Karen

### **The Edge, Great Yarmouth – Subsoil/Environmental Assessment**

Further to our recent discussions, I would take this opportunity to comment upon the Environmental Report carried out by A F Howland Associates on behalf of our Client, Pleasure & Leisure at the proposed redevelopment site to the south of Great Yarmouth Pleasure Beach.

Their report reference AKB/07.142 refers to the soil conditions 'as a surface cover of made ground overlaying a buff fine to medium sand'.

The trial pits were spread across the site area. We would note that this soil profile is what we would have expected for this area of Great Yarmouth from our past experience.

As anticipated, the upper level of made ground did contain relatively low concentrations of some contaminants. The levels of metals and inorganic chemicals were below Soil Guideline Values (SGV's) and Soil Screening Values (SSV's). Levels for lead were slightly over SGV eg., 930mg/kg over 750mg/kg.

The anticipated mitigation measures at this early stage were noted to be the removal and replacement of contaminated soils in areas of soft cover and ensuring that services pipes especially water supply pipes are laid within zones of clean material.

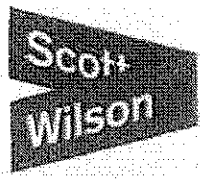
The development proposal at this stage has extensive buildings, car parking and road ways. The vast majority of the site will be covered and therefore end users of the site will not be exposed to contaminants. The only soft area of landscaping is to the noted entrance area. This will be completely removed.

As part of the site establishment works, we would anticipate removing the top surface of material. Due to the nature of the site layout as noted above, it is highly likely that this material will be required to be taken away off site. This will require agreement with licensed tip facilities due to the low level contaminants noted.

In our opinion therefore, we do not believe that the site poses any significant risk to development. The extent of the Environmental Assessment has been completed in accordance with the scope with Peter Warner at Great Yarmouth Borough Council Planning Department.

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In summary, the contamination encountered will have a minimal affect on the construction process and building end users.

I trust the above is useful as a summary of the environmental investigations but should you require any further information, please do not hesitate to contact me direct.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Barrie Burgess". The signature is written in a cursive, somewhat stylized script.

**Barrie Burgess**  
Associate