

Our ref: ML/GML22167/VL1/Rev 1

Date: 20th Jan 2025

EMAIL (SCANNED)

Seagate Homes (UK) Ltd
Pudding Lane
Off Wardentree Lane
Pinchbeck
Spalding
Lincolnshire
PE11 3TJ

For the attention of Mr D Cheung

Dear Douglas,

GML22167: Seagate Homes – Site at Mill Drove South, Cowbit Clean Cover Validation – Rear Gardens to Plots 1-20.

Geo-Matters Limited were recently instructed by Seagate Homes to undertake validation works at Cowbit, Lincs.

The site is currently undergoing redevelopment for a residential end use, comprising residential housing with gardens.

Site investigation / remediation works have been carried out by others between Dec 2022 and Jun 2024. After submission to the regulators, Condition 17 was returned which confirmed the mitigation measures that were required in garden areas as detailed in the referenced RMS, in the form of either removal or application of a cover of a 600mm thick clean soil capping layer with geotextile where made ground extended over 0.60m thick. All capping soils (topsoil and/or subsoil), were required to meet the criteria as outlined in the approved RMS which was presented in the Chemical Testing Report referenced below.

Relevant Reports are detailed below:

- GE – Phase I Desk Study Ref C15840 dated Dec 2022;
- GE – Site Investigation Report Ref C15840A dated Feb 2023;
- GE – Gas Letter Report Ref JHG/113341A dated May 2024;
- Seagate Homes – Trenches Plan Ref 20014-SGH-DR-AR-1014 dated April 2024;
- GE – Chemical Testing Report Ref JHG/113341B dated May 2024;
- GE – Remediation Plan Report Ref 113341(2) dated June 2024

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This plot validation letter has been completed as proof of remedial capping works applied in the private rear garden areas of the referenced plots inc soil thicknesses and membrane, as installed by A Coupland Surfacing Ltd.

Capping Material

It is has been confirmed that only suitable clean site won materials have been used to form the capping layer, and that all relevant test information has already been submitted (ref chemical testing report above). Unsuitable material has either been taken off site or placed under permanent hard standing.

The above referenced documents state that a geotextile membrane and a minimum thickness of 600mm inert capping is required to be placed in the private rear gardens across the site.

Site have provided a series of photos showing excavation of at least 600mm within the rear garden areas of the referenced plots, the geotextile membrane being placed and also the areas capped, to finished development levels.

Plots Validations	Capping thickness required (in mm)	Membrane Present	Pass/Fail
1-20	600	YES	Pass

A Photographic Record Plan (Drawing 001) is enclosed. It was evident from the validation exercise that the private garden areas of Plots 1-20 contained in excess of 600mm capping material and had the required membrane applied.

We hope that the attached is sufficient for your present requirements, but should you have any further queries then please do not hesitate to contact the undersigned.

Yours sincerely
Geo-Matters Limited

Mark Lewis BEng(Hons) CEnv MSOE MIEEnvSc FFB
Managing Director
Encs. Photographic Record



DO NOT SCALE

NOTES:

 Location of Validation Photos

 Plot Boundary



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info@geo-matters.com

CLIENT:


SEAGATE
HOMES

PROJECT:

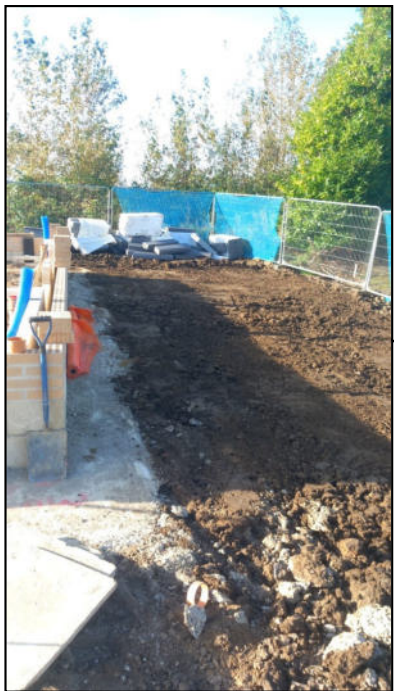
Mill Drove South, Cowbit

TITLE:

Capping Validation Plan
Plots 1 - 8 & 16 - 20

SCALE@SIZE : NTS	ISSUE: FINAL
DESIGN/DRAWN : AT	DATE: Jan 2025
PROJECT No: GML22167	DRAWING No: 002b

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NOTES:

 Location of Validation Photos / Pits

 Plot Boundary





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PROJECT:

Mill Drove South, Cowbit

TITLE:

Photographic Record Plan
Plots 9 - 15

SCALE@SIZE : NTS	ISSUE: FINAL
DESIGN/DRAWN : AT	DATE: Jan 2025
PROJECT No: GML22167	DRAWING No: 003a

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PROJECT:

Mill Drove South, Cowbit

TITLE:

Photographic Record Plan
Plots 1 – 8 & 16 – 20

SCALE@SIZE : NTS	ISSUE: FINAL
DESIGN/DRAWN : AT	DATE: Jan 2025
PROJECT No: GML22167	DRAWING No: 003b

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