

REMEDIATION PLAN

STATION YARD

MILL DROVE SOUTH

COWBIT

SPALDING

LINCOLNSHIRE

Report Reference 113341(2)

On behalf of:
Seagate Homes
Holbeach Manor
Fleet Road
Holbeach
PE12 7AX

June 2024

113341(2) - Station Yard, Mill Drove South, Cowbit

CONTENTS

Introduction	Page 1
Remediation Plan	Page 2

FIGURES

Client's Landscape Plan of Development

SEAGATE HOMES

REMEDIATION PLAN

STATION YARD

MILL DROVE SOUTH

COWBIT

SPALDING

LINCOLNSHIRE

Report Reference No. 113341(2)

June 2024

INTRODUCTION

The client, Seagate Homes, are proposing residential development of land at Station Yard, Mill Drove South, Cowbit, Spalding, Lincolnshire.

Seagate Homes have instructed Ground Engineering Limited to prepare an updated remediation plan using the findings of Ground Engineering Reports C15840: December 2022 and C15840A: February 2023. The purpose of this report is to address a planning condition which requires the submission of a remediation scheme for the proposed development.

REMEDIATION PLAN

The following updated remediation plan has been derived from the findings presented in Ground Engineering Reports C15840: December 2022 and C15840A: February 2023, and from consultation with Seagate Homes who have detailed the nature and extent of capping layers and geotextile membrane to be adopted.

The proposed development was understood to comprise construction of a new residential development comprising twenty-one dwellings, with associated access drives, parking and gardens. The proposed development plan is presented to the rear of the report text. The client has provided a drawing, presented to the rear of this report, which shows the proposed front and rear garden areas.

General Comments

1. In the event that subsequent site works reveal materials that may appear to be contaminated, the works will stop and appropriate professional advice will be sought.
2. Standard Health and Safety precautions should be observed by groundworkers when dealing with soils across the site.
3. Redundant foul or surface water drain runs will be removed from beneath the site and precautions implemented ensuring that any remaining effluent is directly disposed off-site. The integrity of existing drainage will be checked, and where they are to be retained, any damaged sections replaced prior to redevelopment. The latter measures should remove any future risk to human health and to the water environment.
4. All soils removed from site will be disposed of using licensed carriers and taken to appropriately licensed disposal facilities.
5. The local authority will be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for all soil and material disposal should be gathered, as they are essential to demonstrate the works.

Soil Gas

6. Ground Engineering Report 113341A (9 May 2024) documents the findings of six gas monitoring visits and concluded that no specific gas protection measures would be deemed necessary.
7. The local authority are in agreement that no ground gas protection measures are required.

Buildings and Hardstanding Areas

8. Providing that it is geotechnically suitable, the made ground could be retained or re-used beneath buildings and permanent hardstanding areas.
9. The risk of soils affecting future users when present beneath buildings and permanent areas of hardstanding would be considered to be very low. This is because it would be highly unlikely that the general site users would normally be able to penetrate the building floors and hardstanding, which would be necessary for them to uncover any contaminated soils beneath the site.

Remediation Garden Areas

10. The made ground is considered unsuitable for use at the surface within residential garden areas and should be removed and replaced, or covered, with a suitably thick, clean topsoil capping layer.
11. The garden areas will be inspected and photographed prior to final capping to ensure that the correct thickness of soil has been removed and to ensure that unsuitable materials have not been inadvertently placed in the landscaped areas during the preceding stages of redevelopment works.
12. All imported soils will be certified 'clean' fill and will be suitable for use in accordance with UK legislation and Environment Agency policy.
13. For front garden areas a 0.60m thick clean cover layer will be constructed by either raising or reducing the site level. If preserving the existing ground surface level the underlying clean

natural ground will be exposed, or in deeper areas the made ground removed to a minimum depth of 0.60m and replaced with an equivalent thickness of clean inert soil.

14. For rear garden areas a 0.60m thick clean cover layer will be constructed by either raising or reducing the site level. If preserving the existing ground surface level the underlying clean natural ground will be exposed, or in deeper areas the made ground removed to a minimum depth of 0.60m and replaced with an equivalent thickness of clean inert soil.
15. In rear garden areas where the made ground is greater than 0.60m thick a robust permeable geotextile membrane will be placed between the cover layer and the underlying made ground to prevent mixing of the layers.
16. The robust permeable geotextile membrane will comprise a proprietary Hi-Vis bright orange geotextile used for visibly separating contaminated and uncontaminated soils to provide warning and separation.

Verification

17. The garden areas will be inspected following placement of the clean capping layer.
18. Seagate Homes will demonstrate that all material used as a capping layer within gardens or areas of soft landscaping are suitable for use and do not present harm to people, the environment and/or property.
19. Seagate Homes will comply with the Yorkshire and Lincolnshire Pollution Advisory Group document 'Verification Requirements For Cover Systems Technical Guidance For Developers Landowners And Consultants' version 4.1 dated June 2021.
20. The analysis of all imported soil samples will meet current UK soil levels (DEFRA C4SLs, LQM/CIEH S4ULs for Residential use with home grown produce).
21. Following validation any unsuitable soils will be removed and replaced with clean soil in accordance with the remediation plan.

Validation

22. The work will be fully documented and on completion a validation report prepared providing a full descriptive record of the process, quantities of material excavated, stored and removed, and the materials imported and placed, together with chemical test results and photographs.

GROUND ENGINEERING LIMITED



J. H. GIBB

B.Sc.(Hons.), M.Sc.(Eng.), C. Geol., F.G.S.

Associate



S. J. FLEMING

M.Sc., M.C.S.M., C.Geol., F.G.S.,

Director

Figure

Plan Showing Proposed Development

MILL DROVE SOUTH, COWBIT

NOTES:

The details depicted on this drawing are the property of Seagate Homes and they will be required to make good any damage to the drawing caused by any use of the drawing without the express written consent of Seagate Homes. The drawing should be used only for the purposes intended.

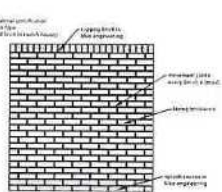
All dimensions to be checked on site prior to construction and any variation to the dimensions shown on this drawing should be reported to the architect immediately.

Do not start planting or landscaping until the ground has been prepared and the foundations have been laid.

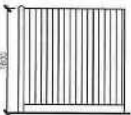
© Seagate Homes Ltd 2014

Key

- Site Boundary
- Proposed Housing
- Existing Surrounding Buildings
- Private Road/Hwy (Green Areas unless noted otherwise)
- Public Open / Green Space
- Principal Highway (A1 - Tarmac)
- Principal Highway (A1 - Tarmac)
- Private Drive & Car Parking (Green)
- Shared Footpath - 600mm Brick Paved Grey Paving Stone
- Private Footpath - 400mm Brick Paved Grey Paving Stone
- Concrete Block Paving
- 1m K8 Enrichment
- 1m Service Equipment
- 1m Close-boarded Timber Fencing
- 1.8m Brick Wall
- 1.8m Close-boarded Timber Fencing
- Gate
- Proposed Tree Planting
- Proposed Rock



1.8m Brick Wall



1.8m Close-boarded Timber Fencing



0.45m Timber Knee Rail Fence



2 Bike Stand approx. W400 x D330 x H255mm



REAR GARDENS.



FRONT GARDENS.



MAXIMUM EXTENT OF EXCAVATION/EXPORT BEFORE 600 CAPPING (UNLESS MADE GROUND MATCH). I.E. ONLY EXCAVATE TO THIS DEPTH IF ITS MADE GROUND

P02	Building up to 1.8m above ground	2014-24	WK
P01	First Issue	2014-24	WK

SEAGATE
HOMES

PROPOSED RESIDENTIAL DEVELOPMENT,
MILL DROVE SOUTH, COWBIT, Lincs, PE12 6FS.

BOUNDARY AND EXTERNAL WORKS PLAN

WK MARCH 2024

PRELIMINARY 1:200 @ A1

2014-SGH-DR-AR-1004

MILL DROVE SOUTH