

REMEDIATION PLAN

STATION YARD

MILL DROVE SOUTH

COWBIT

SPALDING

LINCOLNSHIRE

Report Reference 113341(1)

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

April 2024

113341(1) - Station Yard, Mill Drove South, Cowbit

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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 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. In accordance with the requirements of the local authority the final design of gas precaution measures will be made on the basis of a minimum of six gas monitoring visits. On completion the results will be presented in a separate report and the remediation plan updated to accommodate the proposed gas precaution measures, if deemed necessary, in accordance with BS8485:2015+A1:2019.
7. A further three gas monitoring visits will be carried out during April/May 2024 to monitor new standpipes WS1 and WS2 installed to replace damaged standpipes BH1 and BH2 previously monitored on 5, 12 and 20 January 2023.

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.

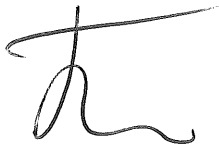
Verification

16. The garden area will be inspected following placement of the clean capping layer which will be retested to prove that it is suitable for use.
17. 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).
18. Following validation testing any unsuitable soils will be removed and replaced with clean soil in accordance with the remediation plan.

Validation

19. 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



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S. J. FLEMING

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

Director

Figure

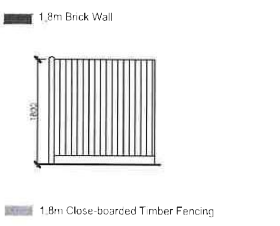
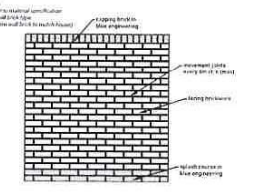
Plan Showing Proposed Development

MILL DROVE SOUTH, COWBIT

NOTES:
The details depicted in this drawing are the copyright of Seagate Homes and may not be reproduced without permission. This drawing must not be revised, copied or altered without the consent of Seagate Homes and any alterations should be referred to the original authority.
All dimensions to be checked on site prior to laying, with all site take action by the contractor to his sub-contractor at his peril.
Do not scale plans - use figure or grid dimensions where given.
Any deviation from the dimensions to be referred to the architect immediately.
(IF IN DOUBT ASK!)



- Key**
- Site Boundary
 - Proposed Housing
 - Existing Surrounding Buildings
 - Private Rear/Front Garden Areas unless noted otherwise
 - Public Open / Green Spaces (unless noted otherwise)
 - Principal Highway / Road - Tarmac/Asphalt
 - Principal Highway / Road - Footpath - Tarmac/Asphalt
 - Private Drives & Car Parking Spaces - General
 - Standard Footpaths - 600x600mm River Peak Grey Paving Slabs
 - Principal Footpaths - 450x450mm River Peak Grey Paving Slabs
 - Private Footpaths - 450x450mm River Peak Grey Paving Slabs
 - Concrete Block Paving
 - Grass
 - 1m DB Easement
 - 1m Service Easement
 - 1m Close-boarded Timber Fencing
 - 1.8m Brick wall
 - 0.45m timber rail fencing
 - Gates
 - Proposed Tree Planting
 - Brickwork



REAR GARDENS.
FRONT GARDENS.
MAXIMUM EXTENT OF EXCAVATION/IMPORT BEFORE 600 CAPPING (UNLESS MADE GROUND RICHER). I.E. ONLY EXCAVATE TO THIS DEPTH IF ITS MADE GROUND

P02	Initialing windows to match site layout	2003.24	WK
P01	First Issue	2003.24	WK
	Notes		

SEAGATE HOMES

PROPOSED RESIDENTIAL DEVELOPMENT, MILL DROVE SOUTH, COWBIT, Lincs. PE21 6FS.

BOUNDARY AND EXTERNAL WORKS PLAN

WK	MARCH 2024
PRELIMINARY	1:200 @ A1

20014-SGH-DR-AR-1004