

Our Ref: E23169/RL1

Date: 10<sup>th</sup> October 2023

**BY EMAIL:**

Sue Armour  
Team Leader Environmental Protection  
South Holland District Council  
Council Offices  
Priory Road  
Spalding  
PE11 2XE

**For the attention of Sue Armour**

Dear Sue,

**E23169: Cover Letter to Accompany Reports for Barrier Bank Site, Cowbit**

We have recently completed a Phase 1 Report and a related Phase 2 Report for the site off Barrier Bank, Cowbit:

- Elemental GI Ltd: Phase 1 Geo-Environmental Assessment for Land to North of Barrier Bank, Cowbit (Ref. E23169/1/0, dated Oct 2023); and
- Elemental GI Ltd: Phase 2 Environmental Investigation for Land to North of Barrier Bank, Cowbit (Ref. E23169/2/0, dated Oct 2023).

I understand that the residential development which was examined in the above reports is known to SHDC under **planning reference H01-0639-22**.

Our reports provide a full and detailed assessment and investigation of the site in the context of the proposed residential redevelopment, but it was hoped that this cover letter would assist in your review by providing the key points. These are as follows:

- The site does not have an extensive development history but has supported a yard. Historically this area also supported a chicken shed and storage shed (which contained fuels). Our conceptual site model integrated these activities and soil testing also accommodated related contaminants.
- Our investigation recorded made ground across the site to around half a metre. This contained variable concentrations of heavy metals, PAHs and TPH, some of which exceeded the chosen 'resi. With plant uptake' thresholds. We have not considered hotspots to be likely, and have conservatively assumed that all made ground contains exceedances of one type or another (i.e. heavy metals, PAHs and TPH), although asbestos has not been recorded.
- One trial pit encountered slight hydrocarbon odours (nearest the aforementioned storage shed) but TPH CWG tests did not record exceedances.
- The site levels are being raised substantially. Our report says that this will be over +600mm, but in reality the rear gardens will be raised in excess of +1000mm (with 'clean' soils etc.). We have therefore concluded that 'capping' will be afforded regardless and therefore remedial works are not necessarily required as they shall be effectively applied as part of the general construction.

Following the release of our reports, our Client confirmed that they are happy with the recommendations. With regards to ground gas they also confirmed that they are happy to install 'CS2' protection as a conservative measure (broadly in line with CL:AIRE RB17), as a suspended and well-vented slab is already proposed so this does not require a significant uplift to their designs.

Based on the above, an RMS has not been recommended as it does not appear to be required. We'd suggest that they send through existing and 'as built' topo. surveys to confirm the final elevations alongside certs. relating to the fill materials as usual.

As always, we would welcome any calls / meetings re. our works / reports so please feel free to get in touch if you have any queries.

Yours sincerely,

James Regan  
**Managing Director**