

Non-tech summary as follows:-

6 BACKGATE, COWBIT, SPALDING

NON-TECHNICAL CLIENT SUMMARY

This report presents the findings of a Phase I Geo-Environmental Desk Study which was carried out to identify potential contamination from previous or current uses of the site and surrounding area and to provide an initial assessment of geological and geotechnical aspects of the site and how the proposed development or surrounding environment might be affected.

- The site comprises a roughly 'L shaped' plot of land used as a mature garden with notable features limited to a couple of sheds/ stores, and a small brick-built outbuilding to the west. The proposed development plan is understood to include the construction of a new residential dwelling with private gardens.
- Ground conditions are indicated to comprise of superficial clays and silts, below which, mudstone bedrock of the Oxford Clay Formation is anticipated. Groundwater is not sensitive in the local area, and although a drainage channel is positioned within 10m of the eastern boundary, the site is still considered to lie within an area of low to moderate environmental sensitivity.
- Although no significant sources of contamination have been identified in the surrounding area, the site historically was occupied by a north west to south east trending railway line and some buildings and hardstanding have also been noted. Therefore, it is anticipated that some fill (made ground) may be present beneath the site, which could pose a risk to future site users and property such as new building foundations and services.
- It is recommended that the quality of shallow soils is investigated via a modest sampling exercise, to confirm ground conditions beneath the site and assess the suitability of soils present (particularly in proposed gardens), to ensure they meet modern planning standards.
- A copy of this report should be forwarded to South Holland District Council for inclusion into their land quality records and to support the existing planning application.

The above points represent a simplified summary of the findings of this assessment and must not form the basis for key decisions for the proposed development. A thorough review of the details is contained within the following report, or alternatively get in touch and we'll talk you through it.
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