**6 BACKGATE, COWBIT, SPALDING**

## NON-TECHNICAL CLIENT SUMMARY

This report presents the findings of a Phase II Environmental Assessment undertaken to determine ground conditions, establish if there are any environmental risks associated with the site and it's development for residential use. Pertinent findings and conclusions may be summarised as follows:

- The site comprises a roughly 'L shaped' plot of land used as a mature garden with notable features including a couple of sheds/ stores, and a small brick-built outbuilding. The proposed development plan is understood to include the construction of a new residential dwelling with private gardens. A former Desk Study produced for the same site in June 2021 by EPS identified the property may have been a through route for a former railway and/ or farm track, and therefore shallow soil quality should be assessed.

- Ground investigation works involved the formation of five hand auger boreholes across the site to a maximum depth of 1.0m below ground level. Ground conditions in the central and western areas were found to comprise topsoil above natural clayey sands, considered representative of the superficial Tidal Flat Deposits. A limited thickness (~0.5m) of infilled soils (made ground) comprising silty sand with construction debris was recovered in the east. Despite this, no significant evidence of contamination was encountered.

- Laboratory testing of shallow soil samples (natural and infill in the east) has not identified any concentrations of contaminants which are considered to pose an unacceptable risk to future site users or the environment. On this basis, the existing soils are considered safe and suitable for the proposed residential end use.

- While no further environmental assessment or formal remediation is considered necessary, some good practice measures have been recommended to ensure the site is redeveloped safely, which include the introduction of a limited thickness of clean topsoil in future garden areas where made ground currently exists, to provide an adequate/ suitable growing medium. No further assessment or reporting should be required to satisfy the contaminated land planning conditions for the development, with the recommendations only to encourage best practice and to protect future site users if any unexpected contamination is encountered during the redevelopment.

- A copy of this report should be forwarded to the Environmental Health department of South Holland District Council so that the information may be used to support the current 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.