Lucion Ground Engineering Limited
Newark Road
Peterborough
PE1 5UA
Registered in England No 6929574
01733 566566
geadmin@luciongroup.com

REMEDIATION METHOD STATEMENT
LAND OFF HEREWARD WAY
CROWLAND
LINCOLNSHIRE

Report Reference No. 117913

On behalf of:-

Mr Adetunji Fasae
2 Woodside Close
Grays
Essex
RM16 2DN

February 2025

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Mr Adetunji Fasae
2 Woodside Close
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RM16 2DN

4 February 2025
Our Ref: SW/117913

For the attention of Mr Adetunji Fasae

Dear Sir,

Remediation Method Statement at Land off Hereward Way, Crowland

Introduction

The client, Mr Adetunji Fasae, proposes to build a new residential development of six new detached houses with associated gardens, parking and an access road at Land off Hereward Way, Crowland. The client has provided a drawing, presented to the rear of this report, which shows the proposed development layout.

Lucion Ground Engineering Limited have been instructed by the client to prepare a remediation plan, using the findings of a site investigation documented in Lucion Ground Engineering Limited report 117913 dated October 2024, which should be referenced when reading this report. The purpose of this report is to address planning condition 3, requiring a scheme for decontamination of the site detailing necessary remediation requirements.

REMEDIATION PLAN

The following method statement has been formulated from the Lucion Ground Engineering Limited report referenced 117913 dated October 2024, which considers the likely exposure scenarios during and on completion of the proposed development. The redevelopment comprises clearance of the site, and subsequent construction of six detached houses with gardens, parking and access road, as shown on the proposed development plan, included to the rear of this report, for the site at Hereward Way, Crowland.

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. Suitable precautions, in line with current best practice, should be put in place to protect workers from the effects of asbestos material, during earth or building works. All ACM should be disposed of at a suitably licenced disposal site.

3. Standard Health and Safety precautions should be observed by groundworkers when dealing with soils across the site.
4. 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.
5. All soils removed from site will be disposed of using licensed carriers and taken to appropriately licensed disposal facilities.
6. 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.

Remediation – Building and Hardstanding Areas

7. Providing that it is geotechnically suitable, the made ground could be retained or re-used beneath buildings and permanent hardstanding areas.
8. The likelihood 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 – New Garden Areas

9. The made ground is considered unsuitable for use exposed at the surface within garden and landscaped areas of the residential development and consequently remediation is considered necessary.
10. A minimum depth of removal and replacement of 0.60m in front garden areas, and 1.00m in rear gardens, or the full thickness of made ground where the thickness of made ground is less than this, would be considered appropriate in gardens and landscaping areas, where soil will be exposed at the surface, and will involve the removal of the made ground and replacement with a suitably thick cover or barrier layer in order to break the pathway between the underlying made ground and the site users.
11. All imported soils will be certified 'clean' fill and will be suitable for use in accordance with UK legislation and Environment Agency policy.
12. 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.
13. The new garden areas will be inspected prior to any final capping to ensure that unsuitable materials have not been inadvertently placed during the preceding stages of redevelopment works. If the soils at formation level are different to those encountered by the previous investigation, the advice of a specialist should be sought.
14. Imported 'clean' inert topsoil will be supported by verification certificates to provide proof of its suitability. Documentation relating to the source of clean inert topsoil should be presented to the Local Planning Authority for approval prior to infilling. Samples of any imported clean topsoil placed in the garden areas should be tested to verify that the soil is suitable for use.
15. The garden areas will be inspected during the works to check that the soils exposed are suitable for use.
16. The analysis of all imported soil samples will meet current UK soil levels (DEFRA C4SLs, LQM/CIEH S4ULs and SoBRA AGAC for residential use).
17. Following validation testing any unsuitable soils will be removed and replaced with clean soil in accordance with the remediation plan.

VALIDATION

The work will be fully documented and on completion a validation report prepared providing validation sampling and testing to prove thickness and suitability of imported soils, together with chemical test results and photographs.

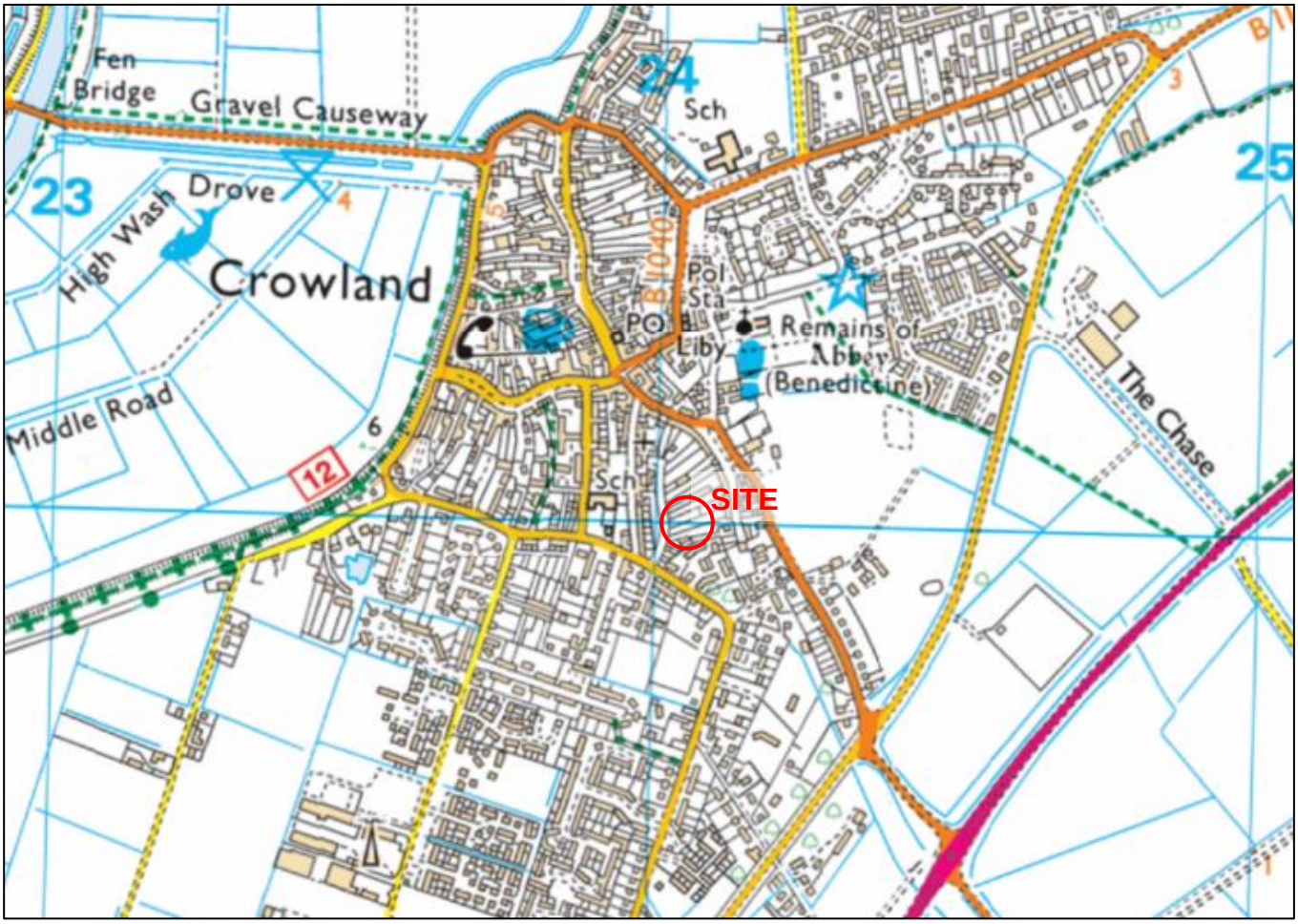
LUCION GROUND ENGINEERING LIMITED

S. Weatherley

S. WEATHERLEY
B.Eng.(Hons.),
C.Geol., F.G.S.
Associate

J. E. M. DAVIES
B.Sc.(Hons.), M.Sc.,
C.Geol., F.G.S.
Associate Director

Site Location Plan



0m 500m 1000m

Project : Land off Hereward Way, Crowland

Client : Mr Adetunji Fasae

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Protecting people and planet

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Proposed Development Plan

Based on plan provided by the client

0 m — 25m

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