GROUND ENGINEERING LIMITED

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Company Registration Number 6929574

REMEDIATION METHOD STATEMENT

FORMER TRANSPORT YARD, LAND OFF PETERBOROUGH ROAD CROWLAND LINCOLNSHIRE

Report Reference C14639A

On behalf of:-

Mr M & Mrs S Blackbird and
Mr P & Mrs J Blackbird
Nos. 9 & 11 Barbers Drove North
Crowland
Lincolnshire
PE6 0BE

May 2019

GROUND ENGINEERING LIMITED
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Mr M & Mrs S Blackbird
& Mr P & Mrs J Blackbird
Nos.9 & 11 Barbers Drove North
Crowland
Lincolnshire
PE6 0BE

Our Ref: SW/C14639A
15 May 2019

REMEDIATION METHOD STATEMENT FOR FORMER TRANSPORT YARD, LAND OFF PETERBOROUGH ROAD, CROWLAND, LINCOLNSHIRE

Ground Engineering Limited was instructed by the client, under the direction of project managers Moulton Land & Planning Limited, to prepare a Remediation Method Statement for the construction of an access driveway and services route through a former transport yard, as part of the development of two new residential dwellings on a greenfield site to the east of the yard.

The following method statement has been formulated from the Ground Engineering Limited report reference C14639 dated February 2019, which considers the likely exposure scenarios during and on completion of the proposed development. Anticipated exposure scenarios during the construction phase of the access road and services routing works are discussed as follows.

GENERAL COMMENTS

1. Existing drains will be inspected, with any damaged sections fixed or replaced and redundant sections removed.

2. No special precautions would be required during the development of the site by workers who may come into contact with the soil during groundworks, providing standard precautions are adopted which should generally include the procedures given by the Health and Safety Executive (The Blue Book) HS(G)66.

3. An asbestos sheet fragment was found during the previous investigation, suitable precautions, in line with current best practice, should be put in place to protect workers from the effects of asbestos material, during the site clearance and site excavation phases.

4. If any soils are revealed which are different to those encountered by the ground investigation, the advice of a specialist should be sought in view of classifying the material and ascertaining its risk to groundworkers.

5. The results of the laboratory analysis indicate the near surface soil contains an elevated concentration of lead that exceeded the soil screening value for a residential with home grown produce end use; but did not exceed the screening values for a residential without home grown produce end use, or a commercial/industrial end use, representative of the proposed roadway and adjacent grassed area. The results of the chemical analysis undertaken indicate that this made ground should be considered suitable for retention in landscaped and hardstanding areas in the former yard area, but would be unsuitable for movement and re-use at the surface in any new garden areas within the adjacent residential setting.

6. Any soil removed from site during the construction of the roadway or services routing should be replaced with an equivalent thickness of clean granular fill or clean inert topsoil. Any soil imported to site must be certified as "suitable for use".

7. Other than the examination, hand picking and removal of asbestos sheet fragments, no remediation of soils beneath any proposed permanent hardstanding is considered necessary. This is because it would be unlikely that the site users would normally be able to penetrate hardstanding layers necessary in order to uncover any contaminated soils beneath the site.

REMEDIATION METHOD STATEMENT

The following points will constitute a plan for remedial works considered necessary in order to ensure that soils retained within the development are fit for use.

- The groundworks contractor should undertake a watching brief during works to check for polluted soil.
- If soils are revealed which are different to those encountered by the previous ground investigation works, the advice of a specialist should be sought. Any such soils will either be immediately removed off site to a licensed disposal or treatment facility or placed within a designated quarantine zone on a membrane or in a holding tank for future classification, treatment and/or removal.
- A photographic record of the remediation site works should be undertaken by the contractor.
- Excavations for the proposed roadway and services run, should be backfilled with an equivalent thickness of clean granular fill beneath hardstanding and clean inert topsoil in adjacent grassed areas.
- Following the examination, hand picking and removal of any asbestos sheet fragments, the made ground could be left in place in areas beneath proposed permanent hardstanding, if suitable for engineering purposes, where the risk to future site users would be very low. Asbestos sheet fragments will be removed to a licensed disposal facility.
- It is recommended that the proposed grassed and landscaped areas are inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed or remain in the soft landscaped areas from the preceding stages of redevelopment works. Site visits should be undertaken to inspect, sample and test the soils placed in the soft landscaped areas.
- Imported 'clean' inert topsoil and granular fill should 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 consulting engineer for approval prior to infilling. Samples of the imported clean topsoil placed in the garden areas should be tested to verify that the soil is suitable for use.
- The Local Authority should also be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for any arisings should be gathered, as they are essential to demonstrate the works.
- The local water company should be consulted with regard to the installation of water supply pipes for the proposed dwellings, unless the made ground is not used as backfill around such pipework. Protected plastic mains and plastic service pipes may be required across the site due to the presence of elevated levels of contaminants in the soils, this is because contaminants can permeate plastic and contaminate water supplies.

VALIDATION

To accord with planning conditions, it is recommended that the work is fully documented and on completion a validation report is 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.

If there are any queries regarding the contents of this letter do not hesitate to contact the undersigned.

For and on Behalf of Ground Engineering Limited

Yours faithfully

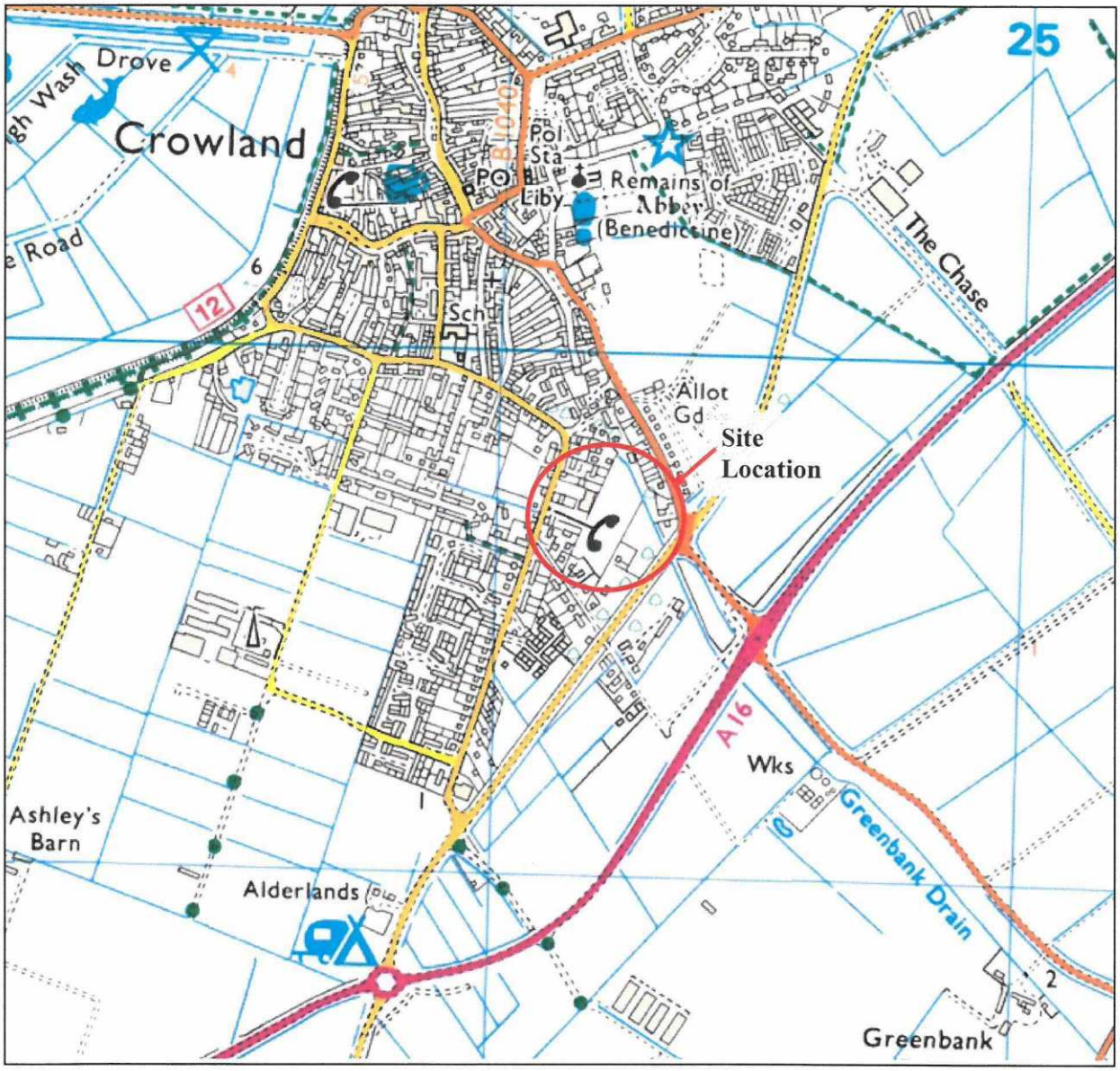
S. Weatherley

S. WEATHERLEY
B.Eng.(Hons.),
C.Geol., F.G.S.
Senior Geo-Environmental Engineer

C. M. J. EBELING
M.Sc.(Eng.), M.A.E.G.,
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Director

Site Location Plan

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Not To Scale

Project : Land off Peterborough Road, Crowland, Lincolnshire **Client :** Mr & Mrs Blackbird	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No.** **C14639A**

Proposed Development Plan

Based on plan provided by the client



Not To Scale

Project:	**Land off Peterborough Road, Crowland, Lincolnshire**	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No. C14639A**
Client:	**Mr & Mrs Blackbird**		

_planningadvice

From: Buttery, Lucy
Sent: 16 May 2019 12:53
To: _planningadvice
Subject: FW: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland
Attachments: We sent you safe versions of your files; C14639A Rem. Method Statement Report Crowland.pdf

H02-0296-19 AND H02-0297-19 – 6SUP (Remediation Method Statement)

From: alan@moultonland.co.uk [mailto:alan@moultonland.co.uk]
Sent: 16 May 2019 09:27
To: Buttery, Lucy <lbuttery@sholland.gov.uk>
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Excellent – Please find attached copy of Remediation Method Statement as required by Sue Armour
Hopefully this will allow the Condition to be discharged

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning

7 Broad Lane Moulton Lincs PE12 6PN
tel 01406 370081 **mob** 07484 101655
email alan@moultonland.co.uk

From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 16 May 2019 08:41
To: alan@moultonland.co.uk
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Hi Alan,

As it is additional information an amendment form would not be required.

Thanks,
Lucy

From: alan@moultonland.co.uk [mailto:alan@moultonland.co.uk]
Sent: 15 May 2019 15:03
To: Buttery, Lucy <lbuttery@sholland.gov.uk>
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

This message originated from outside your organization

Hi Lucy
I now have the Remediation Method Statement – can I just forward it to you or do you require an amendment form to accompany please ?

Many thanks
Alan

From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 14 May 2019 09:57
To: 'alan@moultonland.co.uk' <alan@moultonland.co.uk>
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Thanks, Alan.

Could we please agree an extension of time for these two as they did expire on the 10th.

Thanks,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |
www.sholland.gov.uk

From: alan@moultonland.co.uk [mailto:alan@moultonland.co.uk]
Sent: 14 May 2019 09:49
To: Buttery, Lucy
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

This message originated from outside your organization

Hi Lucy
We have asked the Engineer to produce the Remediation Method Statement as required by Sue
Hopefully back to you very soon with that so that we can progress

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning

7 Broad Lane Moulton Lincs PE12 6PN
tel 01406 370081 **mob** 07484 101655
email alan@moultonland.co.uk

From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 09 May 2019 15:20
To: 'alan@moultonland.co.uk' <alan@moultonland.co.uk>
Subject: FW: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Hi Alan,

Please see Sue's response below.

Although Sue has recommended that part ii be discharged, from a planning point of view we would really need a remediation method statement prior to a decision being issued as we cannot put a condition on a condition compliance application decision.

Kind regards,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |
www.sholland.gov.uk

From: Armour, Susan [mailto:Susan.Armour@Breckland-Sholland.gov.uk]
Sent: 09 May 2019 13:03
To: Buttery, Lucy
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Hi Lucy,

I have reviewed the Ground Engineering Ground Investigation report 'Land off Peterborough Road Crowland Lincolnshire' Ref C14639 dated February 2019.

I have looked at the original applications again, and the majority of the former depot area is outside the red line boundary for the site. I presume that the planned works associated with these developments in that area are exempt from planning considerations.

I would strongly advise that the applicants take this opportunity to consider fully the former depot site on a voluntary basis, both to reduce their potential liability and to ensure the area is suitable for it future use. Any future applications relating to this plot of land would be expected to attract the full land contamination condition.

I therefore recommend discharge of part ii of condition 3 of both H02-0775-18 & H02-0774-18, however, I consider that a remediation method statement is required stating how the asbestos containing soil under the proposed roadway will be dealt with during construction.

Regards,

Sue

From: Buttery, Lucy [mailto:lbuttery@sholland.gov.uk]
Sent: 08 May 2019 15:12
To: Armour, Susan <Susan.Armour@Breckland-Sholland.gov.uk>
Subject: FW: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Hi Sue,

Have you had chance to consider this one any further? I believe Alan has tried to get in touch with you about it.

Thanks,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |
www.sholland.gov.uk

From: alan@moultonland.co.uk [mailto:alan@moultonland.co.uk]
Sent: 30 April 2019 15:50
To: Buttery, Lucy
Cc: Jo Blackbird; 'Mark Blackbird'
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

This message originated from outside your organization

Hi Lucy – thanks for the email - most timely as I was going to contact you to see if any progress
I will try and speak with Sue but I cannot understand why any subsequent occupiers of the dwellings in the greenfield part of the site would have access to third party land i.e. the Peterborough Road part of the site ?
It just happens to be under the joint ownership of the two applicants.
If either of the dwellings were sold it is extremely unlikely that this would include the frontage land which has no residential status, other than the private driveway.

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning

7 Broad Lane Moulton Lincs PE12 6PN
tel 01406 370081 **mob** 07484 101655
email alan@moultonland.co.uk

From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 30 April 2019 14:49
To: 'alan@moultonland.co.uk' <alan@moultonland.co.uk>
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Hi Alan,

I have just spoken to Sue regarding this. Her concern is that the frontage has not been looked at and there is the potential for either of these properties to be sold in the future with the new occupier being unaware that there are potential contamination issues in that area.

I would advise speaking to Sue direct to ascertain the details of what she is looking for but she did mention that a remediation method statement would be required for that area.

Kind regards,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |
www.sholland.gov.uk

From: alan@moultonland.co.uk [mailto:alan@moultonland.co.uk]
Sent: 15 April 2019 16:23
To: Buttery, Lucy
Subject: RE: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

This message originated from outside your organization

Hi Lucy
Thanks for the email.
As you are aware a previous application for 41 dwellings by Seagate Homes did indeed involve development on the entire site.
The scheme for the site is now confined to the construction of two dwellings on the greenfield part of the site with a private drive access from Peterborough Road.
The land at the Peterborough Road frontage is not being used as garden land as it outside the residential curtilage shown on both applications.
The only approved development on that section of the overall site is the construction of the roadway which will be impermeable.
The joint landowners who are each having a house built are fully aware of the site and the nature of the ground conditions at the front of the site.

Hope that clarifies the situation

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning

7 Broad Lane Moulton Lincs PE12 6PN
tel 01406 370081 **mob** 07484 101655
email alan@moultonland.co.uk

From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 15 April 2019 16:01
To: 'alan@moultonland.co.uk' <alan@moultonland.co.uk>
Subject: FW: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Hi Alan,

Please see email below from Environmental Protection.

Thanks,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |
www.sholland.gov.uk

From: Armour, Susan [mailto:Susan.Armour@Breckland-Sholland.gov.uk]
Sent: 15 April 2019 15:54
To: Buttery, Lucy
Subject: H02-0296-19 & H02-0297-19 Peterborough Road, Crowland

Dear Lucy,

I am a little bit confused about these two applications, please could I have some clarification?

The original planning applications were submitted with a site investigation report which recommended additional gas monitoring and remediation. As this was based on a previous layout, I suggested that they considered further sampling prior to remediation.

The new report by Ground Engineering doesn't include any gas monitoring and suggests that there is no action or consideration required in the western part of the site because it doesn't form part of the garden area. From my perspective, the garden area starts at the road, as there is nothing to stop the owners (current or future) from growing vegetables here or allowing children to play. The report suggests that the area will be hard landscaped, but that isn't what the plans show. Before I consider this further, could I have some clarification please?

Many thanks,
Sue

Sue Armour | Environmental Protection Officer | **South Holland District Council**

Telephone : 01775 764738
www.sholland.gov.uk

April 2019 – I will be in the office on 08/04/2019 & 15/04/2018, returning to my normal working pattern on 23/04/2019

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Experience, Knowledge, Success

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