



Remedial Strategy & Method Statement

Land at Main & Dawsmere Road

Gedney Drove End
Spalding
Lincolnshire
PE12 9PG

Prepared for:

Jeff Fitt Limited

Grassgate Farmhouse
Grassgate Lane
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EPS Project Reference:	UK19.4525b
Date Issued:	22 nd August 2019
Report Status:	Issue 2



LAND AT MAIN & DAWSMERE ROAD, GEDNEY DROVE END

NON-TECHNICAL CLIENT SUMMARY

This report provides a review of the current condition of the above referenced site, based on the findings of a previous investigation, as well as a summary of what actions are needed to reduce potential risks to future site users during forthcoming redevelopment. Pertinent findings and details are presented as follows:

- The site comprises an undeveloped plot of land recently cleared of previous development and is understood to have been historically occupied by a smithy / forge. Development Proposals include the construction of two residential properties with associated domestic garden areas.
- Previous investigation undertaken by EPS identified the need for remediation measures including barrier drinking water pipes and a cover system in areas of private gardens and landscaped areas.
- This document outlines the necessary remedial measures required to ensure safe development and compliance with relevant planning requirements.
- Asbestos has been detected within shallow soils, and at sufficient quantities it can present risks to the construction workers during development. It is therefore recommended that if this material is encountered in soils during the site development a Working Method Statement (WMS) is created.

By their very nature, the above bullet points represent a simplified summary of our work and should not be relied upon to form the basis for key decisions. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.



Project Reference:	UK19.4525b	
Title:	Remedial Strategy & Method Statement – Land at Main & Dawsmere Road, Gedney Drove End	
Client:	Jeff Fitt Limited	
Date:	22 nd August 2019	
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Status:	Issue 2 – Updated proposed development plan	

Author:	Reviewed:	Authorised:
		
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Consultant	Principal Consultant	Director

This report has been prepared for the client(s) listed on the report title page. EPS accepts no liability or responsibility for use of, or reliance upon, this report and / or the information contained within it by third parties.

If third parties have been contracted / consulted during compilation of this report, the validity of any data they may have supplied, and which are included in the report, have been assessed as far as possible by EPS however, EPS cannot guarantee the validity of these data. Where ground investigations have been conducted, these have been limited to the level of detail required for the site in order to achieve the objectives of the investigation.

No part of this report, or references to it, may be included in published documents of any kind without approval from EPS. This report and its contents, together with any supporting correspondence or other documentation, remain the property of Environmental Protection Strategies Ltd until paid for in full.

The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

As stated within DEFRA's Contaminated Land Statutory Guidance, with any complex risk assessment it is possible that different suitably qualified people may reach slightly different conclusions when interpreting the same information. EPS recognises this and considers the conclusions presented within this report to be robust and appropriate but input from the Local Authority and their judgement in line with this guidance would still be welcomed

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1 INTRODUCTION

In August 2019, Environmental Protection Strategies Ltd (EPS) was commissioned by Jeff Fitt Limited to complete a Remedial Strategy & Method Statement for land at Main & Dawsmere Road, Gedney Drove End, Spalding, Lincolnshire, PE12 9PG ('the site').

Proposals are understood to include residential development, under South Holland District Council's planning reference H06-0296-17. The scheme includes the construction of two residential properties with associated domestic garden areas.

The Remedial Strategy aims to appraise the current site conditions, specifically the environmental risks (expressed here as 'plausible contaminant linkages'), then outline a form of remediation appropriate to mitigate the risks and ensure safe redevelopment in the context of the site's proposed end-use.

A plan showing the site location is provided as Figure 1.

1.1 Background and Previous Reports

This phase of works follows on from the works undertaken by EPS and third party, as briefly summarised below:

- *Phase I Geo-Environmental Desk Study – Land at Main & Dawsmere Roads, Gedney Drove End, Spalding, Lincolnshire, PE12 9PG – February 2019 (Goldfinch Environmental Ltd Reference: 0592/1).*
- *Phase II Phase II Environmental Assessment Land at Main & Dawsmere Road, Gedney Drove End – July 2019 (EPS ref: UK19.4525).*

Phase I Desk Study was previously undertaken for the site by Goldfinch Environmental Ltd. in February 2019. Subsequently on the request of South Holland District Council, EPS was commissioned to undertake Phase II intrusive investigation focusing on the assessment of the quality of the shallow made ground, and also assessment of risks from ground gases associated with the historical landfill located 11m southwest of the site.

The results of the Phase II investigation indicated that shallow soils did not meet the environmental quality standards required for domestic gardens. Control measures in the form of a cover system was recommended.

In terms of the risks from ground gases plausible contaminant linkage was not recognised primarily due to the likely age and nature of the material that may have been used to infill land to the south and also the limited permeability of the predominantly clay based ground conditions.

1.2 Scope of Work

To prepare a Remedial Strategy with Implementation Plan (Remedial Method Statement) in accordance with the principles and requirements of the Environment Agency's *Model Procedures for the Management of Land Contamination - Contaminated Land Report 11*, the *National Planning Policy Framework* and DEFRA's '*Contaminated Land Statutory Guidance*' and the *Control of Asbestos Regulations*, the following tasks were undertaken:

Remedial Strategy:

- Review of remedial objectives
- Development of a Remedial Strategy

Implementation of the Remedial Strategy (Remedial Method Statement):

- Present a Verification Plan to determine how remediation has performed in relation to strategy.

1.3 Limitations and Constraints

The purpose of this report is to present the Remedial Strategy & Method Statement for the site in terms of risks from contaminated land. When examining the data collected from the investigations made during the assessment, Environmental Protection Strategies Ltd (EPS) makes the following statements:

A Remedial Strategy has been presented based on the findings of an investigation carried by EPS as well as information provided by third parties, the validity of any data others may have supplied, and which are included in the report, have been assessed as far as possible by EPS, however, EPS cannot guarantee the validity of these data. No investigation method is capable of completely identifying all ground conditions that might be present in the soil or groundwater under a site.

This report does not include specific survey for the presence of either Potential Asbestos Containing Material or Japanese Knotweed at the subject site.

2 REMEDIAL STRATEGY & METHOD STATEMENT

To address the risks posed by contamination, the respective contaminant linkages can be broken through incorporation of the following proposed mitigation measures. A formal options appraisal has not been carried out given the limited nature of the mitigation measures.

Pathway		Mitigation Measures
Soil ingestion/inhalation of dust (future residents and construction workers)	Areas of <u>existing topsoil</u> (TP2-TP3 & TP7-TP8)*	Standard cover system comprising a minimum thickness of 280mm of clean soil cover where proposed gardens coincide with areas of existing topsoil.
	Areas of <u>made ground</u> (TP1 & TP4-TP6)*	Standard cover system comprising a minimum thickness of 565mm of clean soil cover where proposed gardens coincide with areas of made ground.
	*It is noted that across much of the area, the thickness of made ground was limited to between 200-300mm above natural soils. Therefore, where the thickness of made ground (or indeed existing top soil) is less than the required cover system, it can simply be removed down to natural ground and levels in garden areas return using appropriate soils.	
	Construction workers operating at the site should be advised of the potential for contact with made ground within the subsurface. Appropriate health and safety precautions should also be adopted during any excavation works to avoid exposure to soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: <i>R132 Guide to Safe Working on Contaminated Sites</i> .	
Asbestos Containing Materials (construction workers)	Asbestos fibres were noted within made ground samples during initial laboratory screening, although ultimately quantified as being at levels of <0.001%. However, a high degree of vigilance is recommended once groundworks commence to ensure the site is developed safely ensuring that appropriate duty of care obligations are met for any off-site disposal of waste materials which may contain asbestos. It is further recommended that if this material is encountered in soils during the site development a Working Method Statement (WMS) is created. This WMS should be in accordance with guidance from CIRIA as well as the CL:AIRE /Joint Industry Working Group industry guidance on Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials (2016). All ACM will need to be handled and, where necessary, disposed of in accordance with the Control of Asbestos Regulations 2012.	
Permeation of organic compounds into potable water supply	Use of aluminium barrier pipework meeting Water Industry Standard 4-32-19 and associated fittings should be used, in situation when new pipework will be laid within made ground. Should the pipework be laid within natural ground, then standard PE pipework will be appropriate subject to agreement with the local water company.	

2.1 Management of Contaminated Land

In accordance with the Model Procedures for Management of Land Contamination (Contaminated Land Report 11, a remedial strategy and implementation plan has been presented to address risks from contamination identified through previous work.

2.2 Implementation of Remedial Strategy (Verification Plan)

To document the measures outlined in Section 2 the following details must be presented within a Verification Report for submission to the Council on completion of the works.

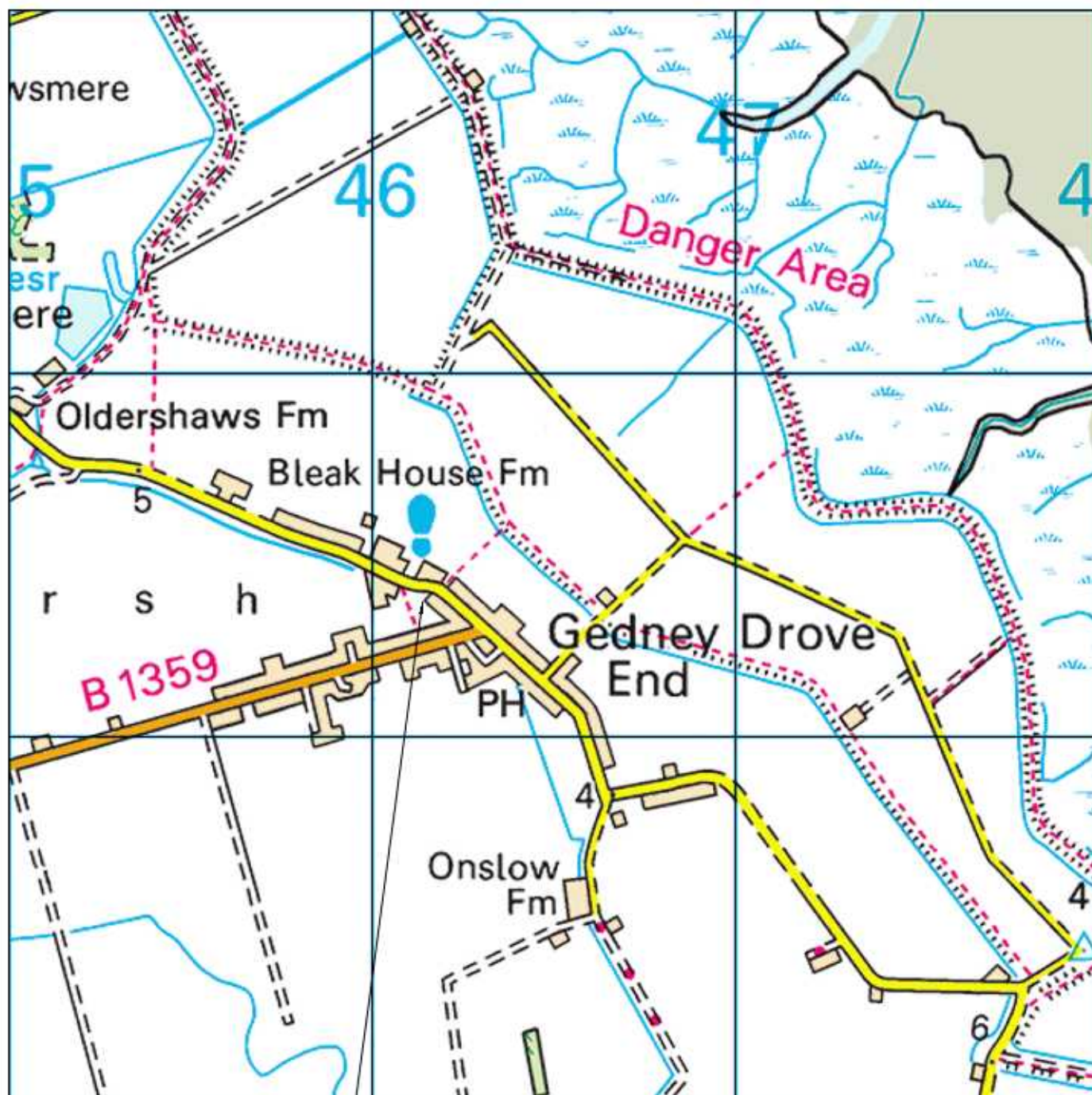
Specifically, the final document must contain the following details:

- Description of the project.
- Waste transfer documentation (if relevant).
- Records of ACM disposed of off-site at a suitable licensed facility (if applicable).
- Any imported soil delivery notes and analytical quality data (if relevant).
- Measurements to confirm, by physical inspection, whether the made ground has been removed or an appropriate cover system has been properly installed.
- An advisory note, detailing requirements for the topsoil in the garden areas, and a pre-verification checklist is included in Appendix B. The note is for client's use to guide selection of top soil material for use within garden area. The final verification of the material will be undertaken by EPS, as specified above (See Section 2).
- Delivery notes and photographic records of barrier pipe installation (if relevant).

2.3 Additional Requirements

Any areas of unexpected contamination should be reported to EPS so that appropriate action can be taken. A method statement for action to be taken in the event of discovering unexpected contamination is included with this document as Appendix C.

FIGURES



Approximate Site Location

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Licence Number: 100054115



Title: Site Location Plan

Project: Land at Main & Dawsmere Road,
Gedney Drove End, PE12 9PG

Fig No: 1

Scale: NTS

Drawn By: SC **Approved By:** WE

Job No: UK19.4525b

Dwg No: Lincolnshire/0819/01

Date: August 2019

APPENDIX A

Proposed Development Plan

- A - 2m high close boarded fence
- B - 1.8m high close boarded fence (reducing at driveways to the road).
- C - Private Individual Gravel Drives
- D - Magnolia Tree (*Magnolia Lilliflora*) standard.
- E - Silver birch (*Betula pendula*) feathered.
- F - Hawthorn (*Crataegus laevigata*) feathered.
- G - Slabbed patio and footpaths
- H - MIXED HEDGE
 - (a) Hawthorn (*Crataegus Monoquina*)
 - (b) Beech (*Fagus Sylvatica*)
 - (c) Blackthorn (*Prunus Spinosus*)
 - (d) Buckthorn (*Rhamnus Cathartica*)

NOT
FINISH
ACCO
ABO'S
& RES

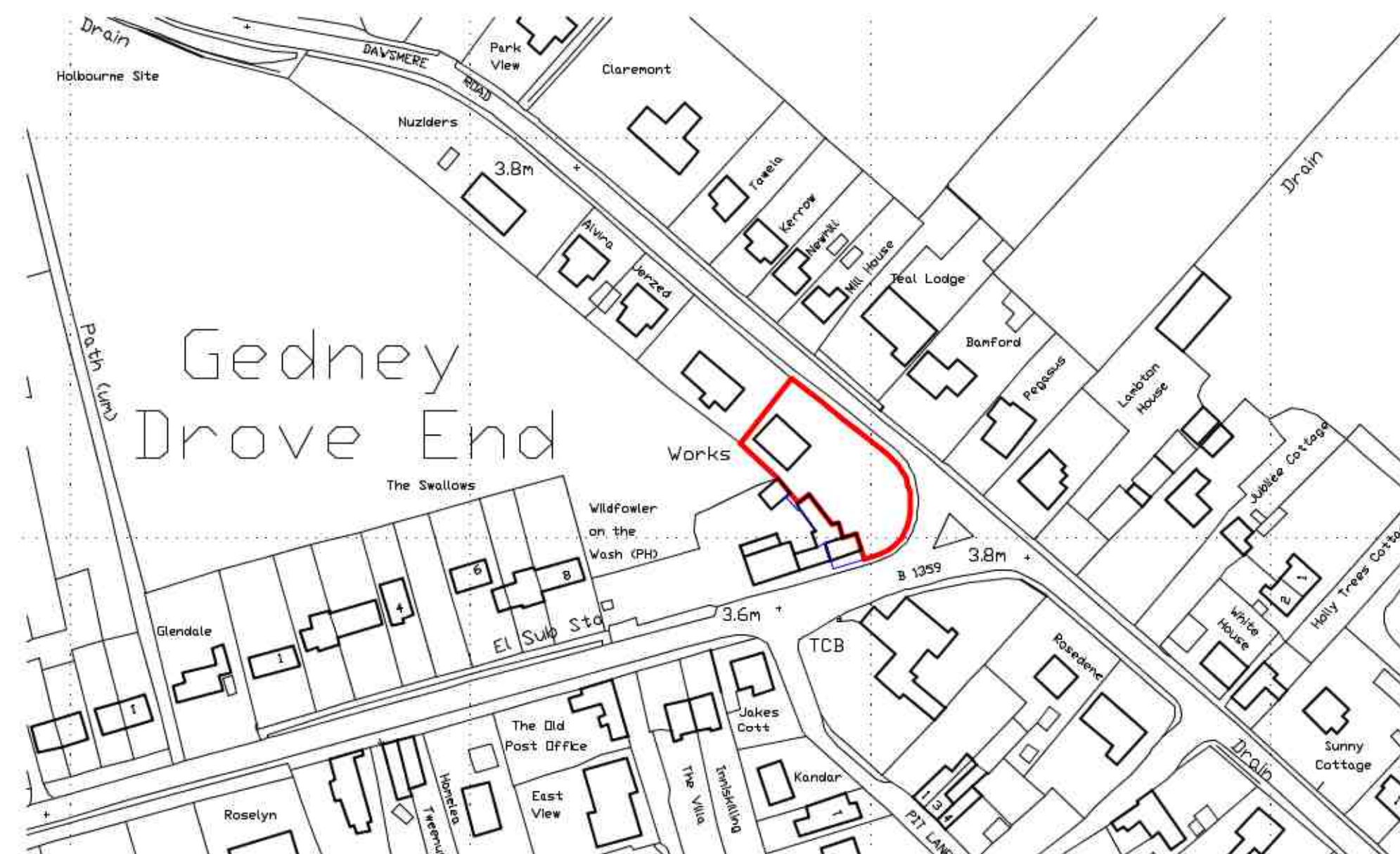
FINISHED FLOOR LEVELS FOR LIVING
ACCOMMODATION TO BE AT 6.65 m
ABOVE O.D. NEWLYN FLOOD RESILIENT
& RESISTANT CONSTRUCTION TO BE USED

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

NEW ACCESSSES TO DAWSMERE ROAD
TO THE SPECIFICATION & REQUIREMENTS
OF LCC HIGHWAYS DEPARTMENT.

ALL SURFACE WATER WILL BE COLLECTED BY CRATE
SOAKAWAYS TO THE REAR AND SIDE OF THE SITE.
ALL POOL WATER TO BE TO PACKAGE TREATMENT
TANKS TO DISCHARGE TO CRÈTE SOAKAWAY.

ALL LEVELS RELATE TO METRES
ABOVE O. D. NEWLYN



LOCATION PLAN 11250

[illegible]



Ref	Opening Description	Opening Size	Lintel Type	Lintel Length	Secure Door & Window
1	Entrance Door	1022.5w x 2100h	Keystone 5/ K-90	2550mm	Yes
2	Garage Door	2260w x 2175h	Keystone HD/ K-90	2550mm	Yes
3	LPVC Window	1245w x 1050Ch	Keystone 5/ K-90	1650mm	Yes
4	LPVC Window	685w x 2100h	Keystone 5/ K-90	1050mm	Yes
5	LPVC Door	910w x 2100h	Keystone 5/ K-90	1200mm	Yes
6	LPVC French Doors	1245w x 2100h	Keystone 5/ K-90	1650mm	Yes
7	LPVC Window	1245w x 1050Ch	Keystone 5/ K-90	1650mm	Yes
8	Garage Door	2260w x 2175h	Keystone HD/ K-90	2550mm	Yes
9	LPVC Window (Egress Window)	1245w x 1200h	Keystone 5/ K-90	1650mm	
10	LPVC Window (Egress Window)	1245w x 1200h	Keystone 5/ K-90	1650mm	
11	LPVC Window (Egress Window)	1245w x 1200h	Keystone 5/ K-90	1650mm	
12	LPVC Window	685w x 1050Ch	Keystone 5/ K-90	1050mm	
13	LPVC Window	685w x 1050Ch	Keystone 5/ K-90	1050mm	
14	LPVC Window	1245w x 1050Ch	Keystone 5/ K-90	1650mm	
15	LPVC Window	1245w x 1050Ch	Keystone 5/ K-90	1650mm	
16	LPVC Window (Egress Window)	1245w x 1200h	Keystone 5/ K-90	1650mm	
17	LPVC Window (Egress Window)	1245w x 1200h	Keystone 5/ K-90	1650mm	
18	Fire Door - smoke & fire seals, self closure (min) 100mm step down into garage	910w x 2100h	Keystone 5/ K-90	1200mm	
19	Internal Door Opening	910w x 2100h	Keystone HD/ BOX 100	1200mm	
20	Internal Opening	1000w x 2100h	Keystone HD/ BOX 100	1550mm	

Ref	Room Description	Room Description	Minimum Ventilation Required	Ventilator Positions	Ventilators Per Position	Background Ventilation (cm ²)	Total Required Ventilation (cm ²)
2	Window	Lobby	2500	1	2	2500	5000
3	Window	WC	2500	1	1	2500	2500
5	Poor	Lobby			1	2500	2500
7	Window	Garage / Store	2500	1	2	2500	5000
9	Window (Egress)	Bedroom 5	5000	1	2	5000	10000
10	Window (Egress)	Bedroom 2	5000	1	2	5000	10000
11	Window (Egress)	Bedroom 1	5000	1	2	5000	10000
12	Window	Ensuite	2500	1	1	2500	2500
13	Window	Bathroom	2500	1	1	2500	2500
14 & 15	Windows	Kitchen	2500	2	4	5000	20000
16 & 17	Windows (Egress)	Lounge	5000	2	4	8000	20000
			Total Ventilator EA provided to most whole house dwellings background ventilation compliance				
							90000

RAINWATER GOODS :- BLACK UPVC



C	3/18/00 AMENDS & SUP DATES ADD'D.	JULY 19
B	3/18/00 REGULATORY APPLICATION	JULY 19
A	CLEANS AMENDMENTS	FEB 19
ref:	revision	date



G. R. MERCHANT LTD.

I.ENG AMICE FWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@connect.com

Project	2 NO. 3 BED DETACHED HOUSES & GARAGES. OFF MAIN ROAD / DAWNSIDE ROAD. GEDNEY GROVE END. SPALDING, LINC.'S. PE12 9PD.
Client	MR & MRS G.FITT.
Drawing	3 BEDROOM DETACHED HOUSE & GARAGES. FLOOR PLANS & ELEVATIONS. PLOT 1 & 2.
Job Ref.	Drawing No. 3468-19. OLC.
Date	Drawn FEBRUARY 2019. S.D.
Scales	1/50, 1/100. (unless otherwise stated)

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including instructions are issued upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site and surveys are recommended in respect of foundations, retainment, slope conditions before foundation work is undertaken. This drawing is limited to the amount of information contained and does not purport to contain a full inspection of the works. It is hereby for the purpose of drawing design. Building Regulation approval. This drawing is intended to be used as a contract document only. The works are to be supervised by experienced on site staff. Material or any representative thereof, in the client or their appointed agents responsibility to correct weaknesses, substitution of materials, and/or work not to specification, variations to contract details, and/or any other work which is stated and is not to be used. It is to be used that is installed, and is in accordance with manufacturers instructions and relevant code of practice. Materials to be supplied to appropriate British standard specification or BSIA equivalent or European code equivalent. The Employer's Client shall ensure that the selected contractor is conversant with and details all materials necessary to achieve compliance with Regulations and independent Planning or Building sites and Work plans. The Employer's Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details, and may not be specified as shown but may be reasonably inferred as necessary to carry out the works so that the drawing is not to be included. It is the plot (and owners responsibility to be aware of the Plot area after 1998 when building was responsible to the existing site boundaries to the north.



DO NOT SCALE FROM THIS DRAWING

The Contractor shall verify all dimensions shown on drawings prior to construction. The Contractor shall be responsible for determining whether or not the dimensions are correct. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary materials and equipment. The Contractor shall be responsible for obtaining all necessary labor. The Contractor shall be responsible for obtaining all necessary insurance. The Contractor shall be responsible for obtaining all necessary bonding. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary materials and equipment. The Contractor shall be responsible for obtaining all necessary labor. The Contractor shall be responsible for obtaining all necessary insurance. The Contractor shall be responsible for obtaining all necessary bonding.

APPENDIX B

Cover Soil Checklist



ADVISORY NOTE

SOILS FOR USE IN COVER SYSTEMS

This assessment has recommended a control measure in the form of a defined thickness of clean soil to be used in gardens and soft landscaped areas in order to reduce risks from underlying contamination (a 'cover system'). The thickness presented is what EPS consider sufficient provided the soil forming the cover system is good quality, as it is assumed that over time this soil will become intermixed with the underlying soils and therefore needs to have the necessary 'diluting' effect. The aim being that an acceptable reduction in exposure to contamination is achieved, rather than absolute prevention.

These simple cover systems are designed in general accordance with the BRE 2004 guidance '*Cover Systems for Land Regeneration, Thickness of Cover Systems for Contaminated Land*'. In many cases guidance from the relevant Local Planning Authority or NHBC/Approved Inspector may also apply and need to be taken into account. In most cases, to design the cover system EPS have to assume a certain quality of cover soils in advance. In these circumstances, we utilise what we consider to represent 'good quality soil' in that the soil could never be considered 'contaminated' but is also pragmatic and does not represent an unrealistic or unsustainable objective for much of the soils in the UK. In numerical terms, this standard typically equates to around 25% of the adopted screening value in the risk assessment.

For the cover system itself, EPS would usually carry out a verification process of your site to demonstrate the control measure has been implemented as intended to satisfy all interested parties such as planning authorities, the NHBC and the future property owner. To document this process, EPS will prepare a Verification Report. If you wish for EPS to do this, we will need the following points confirmed relating to the soils preferably before they are installed in gardens.

If there are any queries, please contact EPS before purchasing any soil.

EPS Contact Details:

Tel: 01954 710666

Email: info@epstrategies.co.uk (Automatically forwarded to the above and office-based personnel)



Pre-Verification Cover System Checklist		Yes?
Soil Source	The soil must not be a waste. Please confirm that the soil is not a waste and has never been deemed as such in the past.	
	Has the source of the soil been provided?	
	Have all the delivery notes confirming the source, volume and type of soil been provided for all that is to be used?	
Soil Quality	The soils are free of invasive plant species such as Japanese Knotweed, and have not been sourced from an affected area?	
	Do the soils look clean and of a high quality? I.e. the soil must not have an odour or contain any visual evidence of contamination, including oils, asbestos, glass, plastic, rubble, metal, ash, tarmac/bitumen?	
	Testing to 'BS 3882:2015 <i>Specification for topsoil and requirements for use</i> ' is preferable but generally not essential for public health regulation, provided you can confirm the soils comply with the above points, are suitable for their intended purpose and will provide an adequate growing medium?	
	Has the soil been chemically tested prior to it arriving at site? Any soil test results presented to EPS by a third party must be current and clearly relate to the soil used, i.e. the testing must generally be dated within 6 weeks of delivery. The quantity of testing will be dependent on how much confidence is generated in the quality of the material, as well any specific local regulatory requirements. If the soil is clean soil from an established source such as British Sugar, the testing they provide at source may be sufficient alone. For other soils, EPS can advise on the likely testing frequencies but as a rule of thumb, anticipate at least one sample per plot. The testing would usually comprise the following: Heavy Metals, Poly Aromatic Hydrocarbons, Asbestos and Total Petroleum Hydrocarbons at an accredited lab. If adequate testing has not been completed, then EPS will need to test it from stockpiles prior to installation.	
Cover Thickness	Are all excavations ready which will allow the necessary thickness of cover soils to be installed?	
	If yes, can you provide waste transfer documentation for any excavated soils?	

APPENDIX C

Method Statement for Unexpected Contamination



METHOD STATEMENT

ACTIONS TO BE TAKEN IN THE EVENT OF DISCOVERING UNEXPECTED CONTAMINATION DURING INTRUSIVE GROUNDWORKS

If at any point during intrusive groundworks at a site, evidence of unforeseen contamination is encountered in the form of significant noxious odours, discolouration, or instability within soils or sheen/discolouration in groundwater, the following actions will be taken:

- Intrusive works in the immediate area of the impacted ground will be suspended and the continuation of work in other areas of the site will be considered within the context of the site-specific health & safety plan.
- Environmental Protection Strategies Ltd (EPS) will be contacted and appraised of the situation so that arrangements can be made to characterise the impact and determine what action may be necessary in addition to the scheduled site works. Where possible / health & safety plan permits, digital photographs of the impacted ground will be taken and emailed to EPS at the address below to assist in the initial assessment.
- It may well be necessary for EPS to attend site to undertake visual inspection and obtain samples for field and/or laboratory analysis, although the actions taken will be dependent on the nature of what is encountered.
- In cases where EPS consider the unforeseen contamination likely to pose a significant risk of significant harm to adjacent site users or local environmental receptors, the local authority and the Environment Agency will be informed of the situation and the actions being taken.
- Once appropriate action has been agreed and undertaken, a written summary will be produced by EPS for submission to the Local Authority, (and where relevant, the Environment Agency) in accordance with planning requirements. The submission will include details of work undertaken, analytical results of investigative and validation samples obtained and conclusions and recommendations for any further actions considered necessary.
- Where regulatory bodies have been involved, site works should only recommence following their agreement and in all cases should only recommence when the site manager considers it safe to do so within the context of the site specific health & safety plan.

EPS Contact Details:

Giles Lock	Director	Tel: 0781 253 9656
Will Evans	Director	Tel: 0781 253 9655
Steve Bullock	Director	Tel: 0786 694 9221

Email: info@epstrategies.co.uk (Automatically forwarded to the above and office-based personnel.)



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