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REMEDIATION METHOD STATEMENT
LAND OFF WINDMILL LANE
GOSBERTON RISEGATE
SPALDING
LINCOLNSHIRE

Report Reference No. 116974

On behalf of:-

R. K. Wilson Builders (G.R.) Limited
Sandpit Farm
Wisbech Road
Long Sutton
Spalding
Lincolnshire
PE12 9AQ

August 2024

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Wisbech Road
Long Sutton
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Lincolnshire
PE12 9AQ

13th August 2024
Our Ref: SW/116974

Dear Sirs,

Remediation Method Statement for Land off Windmill Lane, Gosberton Risegate, Spalding, Lincolnshire

Introduction

R. K. Wilson Builders (G.R.) Limited, the client, intend to construct six new houses within land to the east of Windmill Lane, Gosberton Risegate, Lincolnshire. It is understood that the proposed houses will be located across the site, with a new access road, driveways, detached garages and private gardens. The proposed layout is presented on a plan following this report text.

Lucion Ground Engineering Limited have been instructed by the client to prepare a remediation plan using the findings of a ground investigation report, undertaken by Ground Engineering Limited, report reference C16066 dated December 2023, which should be referenced when reading this report. The purpose of this report is to address planning condition 8, a requirement for a scheme for decontamination of the site detailing necessary remediation requirements.

Remediation Plan

The following method statement has been formulated from the Ground Engineering Limited report referenced above, which considers the likely exposure scenarios during and on completion of the proposed development. The development comprises the construction of six new dwellings with associated driveways, detached garages, private gardens, soft landscaping and a new access road. A plan of the proposed development is shown at the rear of this report.

General Comments

1. Existing drains will be inspected, 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. The groundworks contractor will undertake a watching brief during works to check for materials that may appear to be contaminated. The foreman should undertake a daily inspection of the site whilst operations are underway and a record kept, which should include photographs of the site operations.

4. 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 holding tank for future classification, treatment and/or removal.

5. All soils removed from site will be disposed using licensed carriers and taken to appropriately licensed disposal facilities.

6. The Local Authority will 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.

7. 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 if new buried plastic water pipes within made ground soils is proposed, this is because contaminants can permeate plastic and contaminate water supplies.

Remediation – New Dwellings, Garages, Parking and Access Road

8. Locally elevated concentrations of lead and dibenz[a,h]anthracene were found beneath the site.

9. No specific scheme of remediation would be considered necessary for the ground beneath the proposed building footprints and hardstanding areas of the site. This is because it would be highly unlikely that the general site users would normally be able to penetrate floor and pavement areas, which would be necessary for them to uncover any contaminated soils beneath the site.

10. As part of the construction process all geotechnically unsuitable soil will be removed from beneath the proposed buildings and hardstanding areas. Imported granular fill should be supported by verification certificates to provide proof of its suitability.

Remediation – New Garden Areas

11. New garden areas are to be created across the site. The 2023 investigation found that the soils contained elevated concentrations of lead and dibenz[a,h]anthracene when compared to the soil screening criteria for a residential with home grown produce end use. Areas scheduled for soft landscaping or gardens will need to be stripped of the made ground and replaced with a surface covering of at least 0.60m of certified ‘clean’ topsoil which would be considered to provide a suitable pathway break. This should be increased to at least 0.90m in any private rear garden areas where plants may be grown for consumption, such as vegetable or fruit gardens. Made ground was found to a maximum depth of 0.80m during the previous investigation, associated with an old land drain.

12. The new garden and landscaped areas will be inspected prior to final capping to ensure that the correct thickness of soil has been removed and to ensure that unsuitable materials have not been inadvertently placed in the landscaped areas 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.

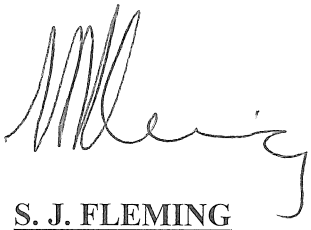
13. All imported soils will be certified 'clean' fill and will be suitable for use in accordance with UK legislation and Environment Agency policy.

Validation

14. The work will be fully documented and on completion a validation report 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.

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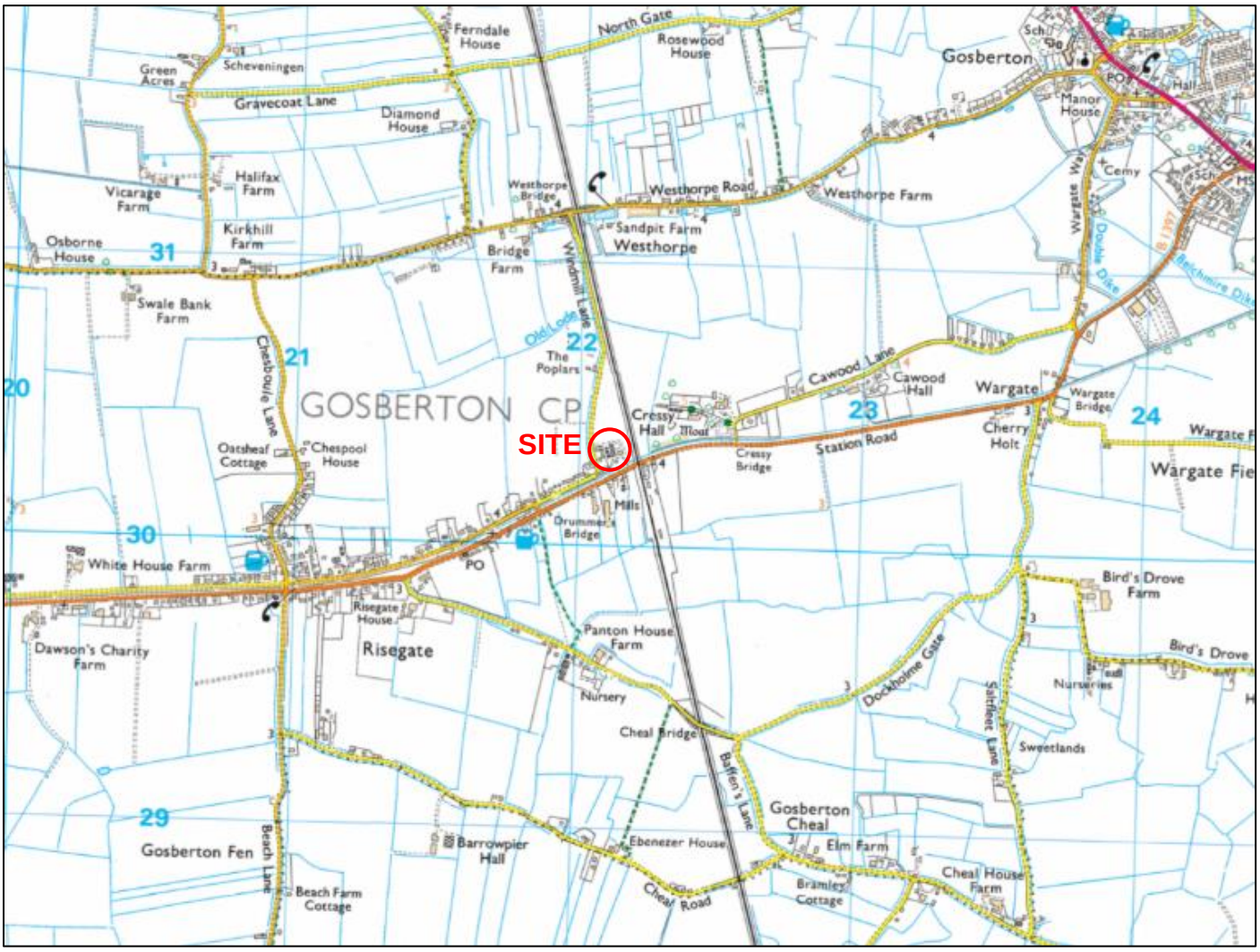


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Site Location Plan

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Project : Land off Windmill Lane, Gosberton Risegate, Spalding, Lincolnshire

Client : R. K. Wilson Builders (G.R.) Limited

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Protecting people and planet

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Proposed Development Plan

Reproduced from a plan provided by the client.



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