
From: <james@elementalgi.com>
Date: Thu, Oct 26, 2023 at 4:35 PM
To: Nathan Proctor <nathan@woodgate-developments.co.uk>

Hi Nathan,

Thanks again for getting in touch with this one.

I needed to make some notes whilst reading the reports you sent (thanks for those) so I have jotted them below for file etc.:

Lincs Lab. Report – April 2016

- Limited report focussed on soakaway tests.
- Site is described as 'greenfield', formed by 2 No. fields.
- Works comprised 4 No. trial pits and testing of soakaway potential.
- Logs record topsoil overlying 'clayey silts'. We have working knowledge of soils in this area and can confirm this to be predictable.
- The consultant advised the following re. contamination:

4.3 The soils encountered in the trial pit did not show any visual or odorous signs of contamination. Additionally, the surrounding land showed no signs of superficial contamination. Considering all these factors, along with the history of the area and the present surrounding land uses, it is not considered that the site is chemically contaminated. Consequently, the risk of contamination associated with constructing and using the site is considered to be low.
--

Delta-Simons Remediation Strategy – July 2021

- The Remediation Strategy ('RMS') says that it should be read alongside their Preliminary Geo-Environmental Assessment. This is summarised by them as follows:
 - Delta Simons ('DS') say that *"The Site at the time of the walkover comprised undeveloped grassed land, with a small building in the north-western corner. Access was afforded through a narrow strip off land off High Street. No significant current or historical sources of contamination have been identified on Site from the desktop assessment."*; and
 - *"Significant off-Site sources of contamination have not been identified and a limited to a garage located approximately 30 m south-west and a obsolete petrol filling station located approximately 100 m south-west, however given the distance and the underlying cohesive geology the risk from off-Site sources is considered very low and no further works were considered to be required."*
- I would draw your attention to the wording at the bottom of section 2.1 (page 2):
 - *"Based on the desktop assessment and third party assessments the risk to future Site users is considered very low and **no specific further works are required**. The specific remediation requirements to address **potential** identified pollutant linkages are detailed in Section 3.0."*
- The remediation requirements which would apply **if contamination were found** are then set-out by DS are as follows:
 - Additional, unidentified localised areas of contamination may exist at the Site and an appropriate 'hotspot' protocol should be in place for groundworkers to act upon

- should such contamination be identified during the construction process (Appendix B);
- Groundworkers who are required to perform sub-surface work at the Site should be made aware of the known low-level contaminants in soil and groundwater and the possibility of encountering additional localised low levels of contamination (including Asbestos Containing Materials (ACM)). Therefore, good standards of personal hygiene should be observed and appropriate levels of personal protective equipment (PPE) and respiratory protective equipment (RPE) utilised where necessary;
 - Confirmation should be sought from the Local Water Authority as to whether they will require upgraded pipework to be installed for new service installations; and
 - Clean cover will be provided in landscaped areas (either Site-won or imported). Clean cover material will be tested in accordance with Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG): Verification Requirements for Cover Systems, included as Appendix C.
- Subsequent sections then set-out procedures to manage any contamination, *if found*.

Lincs Lab. Report – March 2022

- Limited report focussed on soil quality.
- Testing was limited to geotechnical analyses, CBR , pH / sulphate tests.
- The findings of the above tests have not been reviewed by ourselves at this stage.
- Chemical testing focussed on human health (i.e. 'contamination') was not undertaken.
- The exploratory hole logs described 'clean' soils with no obvious signs of potential contamination.

Recommendations

Following a review of the above reports it appears that no contamination has been encountered or detected at the site, which is consistently described as an undeveloped / 'greenfield' site.

An RMS has been written for the site, which appears to set-out a series of robust contingency measures in the event that contamination is suspected or encountered. This is 'best practice'.

We understand from our discussions that construction works have consistently encountered soils which are identical to those described within the 2 No. Lincs Lab. reports. We also understand that no significantly different soils or other materials (including those deemed to be potentially contaminated / contaminating) have been recorded during your works. The contingency measures recommended in the RMS therefore would not apply at this stage.

The RMS recommends outline steps for the verification of placed 'capping soils'. Because remedial works have not been undertaken (i.e. the placement of topsoil is an aesthetic measure and not a contamination-related measure) it is suggested that the planners and warranty providers are asked if they would be happy for your site team to verify the thickness of placed topsoils on site with suitable photographic records taken and stored for their review / approval (if required by them).

We have based these recommendations on a review of the reports that were sent. If our understanding is not accurate and / or if things on site change then please get in touch with us for further advice immediately.

Best regards,

James Regan
Managing Director

Elemental GI Ltd

Mob: 07554 923 307

Company Registration : 13391634
VAT No.: 384 3862 63

IMPORTANT: The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

All advice and fees provided are given strictly in accordance with our standard terms and conditions. Please ask the sender for a copy of our T&Cs before any related work is undertaken if you have not received these already.

Reliance and the benefit of warranty only applies to any and all advice and documents provided by us (in any and all formats, including email and verbal communications) once payment has been received for those works in full. Until that point the recipient (and anyone / everyone else who may see / receive such advice, reports etc.) relies upon this entirely at their own risk and no liability shall be considered whatsoever under **any** circumstances.

Elemental GI Ltd take the security of our Clients and suppliers seriously. Therefore, we have put efforts into ensuring that the message is error and virus-free. Unfortunately, full security of the email cannot be ensured as, despite our efforts, the data included in emails could be infected, intercepted, or corrupted. Therefore, the recipient should check the email for threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.