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Date 19 November 2018
Our ref SW/C13895A

Lincs Design Consultancy
12 Vickers Lane
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LN11 9PJ

Attention of Mr. Ricky Newton

Dear Sirs,

Remediation Plan- Keston Nurseries, Mill Green Road, Pinchbeck, Lincolnshire

D. Brown Building Contractors Limited, the client, are proposing to redevelop the former Keston Nursery site, Mill Green Road, Pinchbeck for residential purposes and will comprise one hundred dwellings with associated gardens, car parking and an access road.

In consultation with Lincs Design Consultancy the following remediation plan has been prepared using the findings presented in the following document:

- Ground Engineering Limited Report C13895 (August 2016)

Lincs Design Consultancy has provided a drawing showing the proposed development layout and this has been included to the rear of this report. We understand that this is a working drawing and could be subject to change.

General Comments

1. Existing drains will be inspected, damaged sections fixed or replaced and redundant sections removed.
2. Standard Health and Safety precautions, as specified, should be observed by groundworkers when dealing with soils across the site.
3. Disused tanks, pipework, interceptors, and any fuel/oil impacted soils encountered will be removed from beneath the site and appropriate validation undertaken during such removal.
4. Any made ground found to contain asbestos will be removed to a licensed disposal facility.
5. Professional advice should be sought if site work reveals materials that appear to be contaminated.

Remediation of Hardstanding Areas

6. Other than the removal of any tanks, pipework and TPH contaminated soils, no scheme of remediation would be considered necessary for areas covered by buildings or hard surfaced areas, which would effectively provide a barrier from end users to the made ground.

Remediation of Garden and Landscaped Areas

7. The results of the chemical analysis undertaken would indicate that the topsoil should be considered suitable for re-use at the surface in any new garden, landscaped or planted areas.
8. All garden and landscaped areas will be inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed in the garden areas during the preceding stages of redevelopment works.

Soils Imported for Garden and Landscaped Areas

9. Imported 'clean' natural soil/topsoil should be supported by verification certificates and re-tested in garden/landscaped areas to provide proof of its suitability. Documentation relating to the source of 'clean' natural soil should be available to the Local Planning Authority for approval prior to infilling and will need to comply with current standards.
10. 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.

Validation

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.

GROUND ENGINEERING LIMITED

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