_planningadvice

From: Shaun Cahill <SCahill@epstrategies.co.uk>
Sent: 02 January 2020 13:40
To: _planningadvice; Polly Harris-Gorf
Cc: [redacted]
Subject: H16-1128-19 49 Hawthorn Bank Spalding
Attachments: Figure 4 - Trial Pit Location Plan.pdf; Appendix B - Proposed Development Plan.pdf

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Good Afternoon Sue,

Your Ref: H16-1128-19
Our Ref: UK19.4699

Thank you for your comments relating to our verification report for Hawthorn Bank, Spalding PE11 1JJ, Ref: UK19.4699 Issue 1, dated 27th September 2019. As you will appreciate this report follows on from the works reported within our combined Phase I & II report dated 22nd August 2017. As part of those works EPS excavated eight trial pits to a maximum depth of 1m bgl. The locations are presented as Figure 4, and attached for your reference. The results of the investigation indicated that concentrations of lead at three locations (TP2, TP3 and TP5) exceeded the relevant Category 4 Screening Levels (C4SLs). The exceedance within TP2 was marginal (201mg/kg) when compared with the screening value of 200mg/kg, and therefore on the basis of this exceedance wouldn't warrant further consideration. Exceedances within TP3 (268mg/kg) and TP5 (404mg/kg) were found in the same order of magnitude as screening criteria of 200mg/kg. Further risk evaluation, including statistical analysis, indicated that clean cover system of at least 155mm of imported soils are placed in garden areas. Alternatively asphalt or paving was recommended which could also be used to effectively cap the area and prevent physical interaction with potentially contaminated soils. Since then the client confirmed to EPS that the area relating to exceedances of lead (TP3 and TP5) were capped using the permanent block paving (cemented in), the client further provided photographic records which were used to validate this. We have included the location of the intrusive investigation and the development plan to indicate where the exceedances were found and the presence of hardstanding corresponding with those, please see the figures attached.

EPS appreciates the comment made regarding the fact that no site visit was conducted as part of the validation process, however given the fact that the remedial measure comprised permanent capping and that photographic evidence was provided, EPS considers this to be sufficient. A site visit would have unlikely provided added benefit.

Given that the contamination relating to lead was noted to be localised [only identified at 2 locations (location of TP2 was discounted given that the exceedance is minimal)], and that as part of the development works the area where exceedances were identified was capped it is considered that the remedial measures implemented at the site are suitable. The contaminant levels in soils sampled within the areas of gardens did not exceed their relevant Category 4 Screening Levels (C4SLs) and therefore risks in this part of the site could be deemed low and acceptable.

We trust that the above provides the required clarification relating to the suitability of the remedial measures implemented at Hawthorn Bank, Spalding PE11 1JJ, however if you would like to discuss the above please do not hesitate to contact us.

Kind regards,

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