Verification Report

Hawthorn Bank
Spalding
Lincolnshire
PE11 1JJ

Prepared for:

JP Builders
183 Woolram Wygate
Spalding
Lincolnshire
PE11 3PA

EPS Reference Number:	UK19.4699
Date Issued:	27th September 2019
Report Status:	Issue 1

HAWTHORN BANK, SPALDING

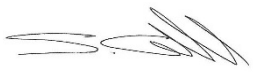
NON-TECHNICAL CLIENT SUMMARY

This report presents the findings of a validation exercise which was undertaken to confirm that appropriate remediation has been undertaken at the site. Pertinent findings and conclusions are summarised as follows:

- Intrusive investigation work carried out by EPS in August 2017 identified concentrations of lead that could pose an unacceptable risk to future site users and residents within shallow soils in the northwest and west of the site.
- Following recommendations by EPS, it was suggested that permanent hardstanding such as asphalt or paving could be used to effectively cap these areas and prevent physical interaction.
- EPS visually validated the location and nature of the permanent hardstanding. It was concluded that all contaminated soil had been removed and capped by paving, reducing the risk to future site users down to an acceptable level.
- A copy of this report should be provided to the Environmental Health Department of South Holland District Council and the NHBC so that it may be incorporated into their land quality records.

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 for the proposed development. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.

Project Reference:	UK19.4699
Title:	Validation Report – Hawthorn Bank, Spalding
Client:	JP Builders
Date:	27th September 2019
EPS Contact Details:	7B Caxton House Broad Street Cambourne Cambridge CB23 6JN T: 01954 710666 F: 01954 710677 E: info@epstrategies.co.uk W: www.epstrategies.co.uk
Status:	Issue 1

Author:	**Reviewed:**	**Authorised:**
		
Shaun Cahill	Kasia Borthwick	Steve Bullock
Consultant	Principal Consultant	Director

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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.

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1 INTRODUCTION

In September 2019, Environmental Protection Strategies Ltd (EPS) was commissioned by JP Builders to produce a Verification Report following the installation of a permanent capping system associated with the development at Hawthorn Bank, Spalding, Lincolnshire, PE11 1JJ ('the site') (see Figure 1).

This work was commissioned as a response to a request from South Holland District Council relating to the development of nine residential properties with associated domestic garden areas and driveways.

Verification (through visual validation) was recommended for areas where concentrations of lead could pose and unacceptable risk to future site users and residents.

This report presents a summary of a recent verification relating to areas where concentrations of lead could pose and unacceptable risk to future site users and residents, undertaken by EPS.

1.1 Previous Reports

This work has been undertaken subsequent to recommendations made in the reports listed below, (which should be referenced for further information):

- *Phase I & II Geo-Environmental Assessment – Hawthorn Bank, Spalding, Lincolnshire, PE11 1JJ – August 2017* (EPS Report Ref: UK17.2773).

The Phase I & II Geo-Environmental Assessment identified concentrations of lead in the shallow soils that exceeded relevant screening criteria representative of minimal risks to human health.

In order to break potential contaminant linkages associated with exposure to lead by future users, a permanent capping system such as asphalt or paving was recommended.

1.2 Limitations and Constraints

The purpose of this report is to present the findings of a soil validation exercise conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, Environmental Protection Strategies Ltd (EPS) makes the following statements:

No investigation method is capable of completely identifying all the contaminants that might be present in the soil or groundwater under a site. Where outlined in our report, we have examined the ground beneath a site by constructing a number of boreholes and / or trial pits. The locations of these excavations and sampling points are considered to be representative of the condition of the whole site subsurface. However, ground conditions are naturally variable and it may be possible that localised ground controls could influence the spread of contaminants within the site subsurface. For this reason, it is possible that samples collected during the investigation may not represent the conditions across the entire site.

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.

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

No part of this report, or references to it, may be included in published documents of any kind without approval from EPS.

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2 VERIFICATION WORKS

EPS was commissioned to visually validate the location and nature of the permanent capping system. Location plans and photographs of the permanent capping system were received from the client on 18th September 2019 and verified by an EPS engineer. Further details of this work are included within the sections below.

2.1 Summary of Verification

2.1.1 Location and Thickness of Capping System

Upon receipt of the photographs, an inspection was made of the capping system recommended in the previous investigation. It was identified as permanent block paving (cemented in) and unlikely to be easily converted by future site users due to the fact that it is related to the communal parking area. No evidence of exposed underlying soils was present.

Further discussion with the client confirmed that approximately 550mm of the previous underlying (contaminated) soils were excavated and appropriately disposed off-site in order to achieve the sub-base of the capping system.

A number of photographs were taken to confirm the installation of the capping system across the affected areas and all relevant photographs are included as Appendix A for reference.

Visual verification of the capping system was completed and the extent of the paving is detailed on the final development plan included as Appendix B.

2.1.2 Verification of Imported Material

Subsequent to excavation of the contaminated soil, construction material was used to backfill the excavation in the construction of the capping system. Waste transfer notes for all materials imported to and removed from the site is presented as Appendix C.

2.2 Findings

2.2.1 Ground Conditions

Ground conditions comprised a permanent block paving (cemented in) capping system that predominantly surfaced driveways in the west of the site. Largely coinciding with the location of affected soils.

2.2.2 Physical Evidence of Contamination

The client confirmed that no physical evidence of contamination was encountered during this phase of works.

3 VERIFICATION STATEMENT

On the basis of the information provided by third parties and the results of the visual validation described in this report, it is concluded by EPS that the installation of a permanent capping system has been successfully completed in accordance with the recommendations made in the previous Phase I & II Geo-Environmental Assessment report. The control measures which have been implemented are considered to have reduced the risks posed to site users by lead found in the shallow soils to acceptable levels and the site is now considered fit for its proposed residential end use.

It is recommended that a copy of this report is provided to the Environmental Health Department of South Holland District Council and the NHBC so that it may be incorporated into their land quality records.

FIGURES



Crown Copyright. All rights reserved.
Licence Number: 100054115

Title:	Site Location Plan		
Project:	Hawthorn Bank, Spalding, PE11 1JJ	Scale:	NTS
		Drawn By: SC	Approved By: WE
Fig No:	1	Job No:	UK19.4699
		Dwg No:	Lincolnshire/0919/01
		Date:	September 2019

APPENDIX A

Selected Site Photographs

Photo 1: View of the capping system facing NW (1)	Photo 2: View of the capping system facing NW (2)
	
Photo 3: View of the capping system facing SE (1)	Photo 4: View of the capping system facing SE (2)
	

APPENDIX B

Final Development Plan

0m 20m 40m 60m 80m 100m
VISUAL SCALE 1:1000 @ A1

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

05 - Site Block Plan
1 : 200



Permeable Concrete Block Paved Drives and Parking

Existing Hedging

Grass

Permeable Paving Road

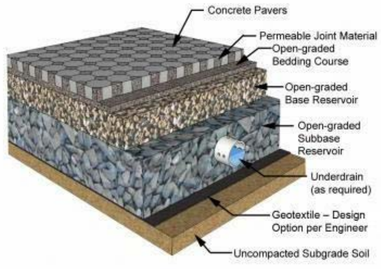
Concrete Slabs for Paths and Patio

Low Level Planting

O B.L Bollard Lighting

+ 10.400OD Proposed Ground Levels

+ 10.550OD Proposed Finished Floor Levels



Permeable Road Design

Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Client:
JP Builders

Site:
49 Hawthorn Bank Spalding

Drg Title:
Proposed Block Plan

remway Design Ltd
"Treetops", The Racegrounds, Spalding, PE11 3AP Tel : 01775 768 021

Date
jan17

Drg No
2779 / 01

APPENDIX C

Waste Transfer & Disposal Record

M Bacon Plant Hire Ltd
Ivy House
Broadgate
Gedney
Spalding
Lincs
PE12 0DE
Telephone: 07740648001/01406 363680
E-mail: mbacon.planthire@hotmail.co.uk
Website: www.mbaconplanthire.net
Facebook: www.facebook.com/baconplanthire
VAT Reg: 838 9500 93

Invoice

Page

2d

J P Builders
183
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2778

15/06/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	REF; Waste Away	0.00	0.00		0.00
4.00	6/6/17 - Greenwaste (4T)	35.00	140.00	20.00	28.00
4.50	7/6/17 - Greenwaste (4.5T)	35.00	157.50	20.00	31.50
4.00	8/6/17 - Greenwaste (4T)	35.00	140.00	20.00	28.00
2.00	12/6/17 - Greenwaste (2T)	35.00	70.00	20.00	14.00
6.00	Haulage Fee - 6 Loads	130.00	780.00	20.00	156.00

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	1,287.50
Carriage Net	0.00
Total Tax Amount	257.50
Invoice Total	1,545.00

M Bacon Plant Hire Ltd
Ivy House
Broadgate
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Telephone: 07740648001/01406 363680
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J P Builders
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2917

16/08/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads Away + Materials	0.00	0.00		0.00
3.00	16/8/17 - Muck Away x 3 (Reduced Rate Due to Backload)	140.00	420.00	20.00	84.00
74.04	16/8/17 - Limestone x 4 loads - 74.04T	12.25	906.99	20.00	181.40
2.00	15/8/17 - Muck Away x 2 (Reduced Rate Due to Backload)	140.00	280.00	20.00	56.00
14.82	15/8/17 - 3 Inch Clean - 14.82T	12.25	181.55	20.00	36.31

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	1,788.54
Carriage Net	0.00
Total Tax Amount	357.71
Invoice Total	2,146.25

M Bacon Plant Hire Ltd
Ivy House
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2952

29/08/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Materials August	0.00	0.00		0.00
14.76	23/8/17 - Building Sand - 14.76	17.75	261.99	20.00	52.40

artin Bacon Plant Hire Ltd
ompany No: 07694477

ankers: NatWest Long Sutton, Lincs.
ort Code: 53-50-51
ccount number: 56039794

erms: Strictly 14 days please

Total Net Amount	261.99
Carriage Net	0.00
Total Tax Amount	52.40
Invoice Total	314.39

M Bacon Plant Hire Ltd
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2974

06/09/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Load	0.00	0.00		0.00
18.14	05/09/17 - 1" Clean - St Johns Rd Spalding	12.25	222.22	20.00	44.44

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	222.22
Carriage Net	0.00
Total Tax Amount	44.44
Invoice Total	266.66

M Bacon Plant Hire Ltd
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3005

14/09/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Materials Delivered x 2	0.00	0.00		0.00
✓ 18.16	13/09/17 - 1" Clean - St Johns Road, Spalding	12.25	222.46	20.00	44.49
✓ 18.70	13/09/17 - 1" Clean - St Johns Road Spalding	12.25	229.08	20.00	45.82

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	451.54
Carriage Net	0.00
Total Tax Amount	90.31
Invoice Total	541.85

M Bacon Plant Hire Ltd
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3022

20/09/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Materials - St Johns Road	0.00	0.00		0.00
19.00	19.09.17 - Crushed Concrete - St Johns Road, Spalding	9.50	180.50	20.00	36.10
18.60	19.9.17 - 4/10mm Pea Gravel - St Johns Road, Spalding	16.85	313.41	20.00	62.68
18.34	19.9.17 - 40mm Oversize - St Johns Road, Spalding			20.00	59.61

122.21

Returned.

Wages.

3022. 733.72
2952 314.39
3046. 1356.82
2404.93.

733.72

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	611.44	~~791.94~~
Carriage Net		0.00
Total Tax Amount	122.28	~~158.39~~
Invoice Total	733.72	~~950.33~~

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3046

25/09/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads In - St Johns Rd, Spalding	0.00	0.00		0.00
18.68	20/09/17 - 1" Clean - St Johns Road	12.25	228.83	20.00	45.77
18.52	20/09/17 - 2nd Load - 1" Clean - St Johns Road	12.25	226.87	20.00	45.37
18.36	20/09/17 - 3rd Load - 1" Clean - St Johns Road	12.25	224.91	20.00	44.98
18.28	21/09/17 - Load - 1" Clean - St Johns Road	12.25	223.93	20.00	44.79
18.46	22/09/17 - Load - 1" Clean - St Johns Road	12.25	226.14	20.00	45.23

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	1,130.68
Carriage Net	0.00
Total Tax Amount	226.14
Invoice Total	1,356.82

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3061

27/09/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Load	0.00	0.00		0.00
1.00	26/09/17 - 1" Clean - St Johns Road, Spalding	12.25	12.25	20.00	2.45

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	12.25
Carriage Net	0.00
Total Tax Amount	2.45
Invoice Total	14.70

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3078

04/10/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads + Muck Away	0.00	0.00		0.00
18.14	02/10/17 - 3" Clean - St Johns Road (01190)	12.25	222.22	20.00	44.44
18.48	02/10/17 - 6mm Pea Gravel - St Johns Road (01188)	16.85	311.39	20.00	62.28
18.52	02/10/17 - 3" Clean - St Johns Road (01189)	12.25	226.87	20.00	45.37
16.00	02/10/17 - 3" Clean - St Johns Road (00792)	12.25	196.00	20.00	39.20
2.00	02/10/17 & 3rd - Muck Away x 2 - St Johns Road(00793)	185.00	370.00	20.00	74.00
18.44	03/10/17 - 2" Clean - St Johns Road (01191)	12.25	225.89	20.00	45.18
1.00	03/10/17 - Muck Away (Reduced Rate Due to Backload)	140.00	140.00	20.00	28.00
18.10	03/10/17 - 3" Clean - St Johns Road (01192)	12.25	221.73	20.00	44.35

140 280.00 56.00

1824.10 364.82

2188.92

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	1,914.10
Carriage Net	0.00
Total Tax Amount	382.82
Invoice Total	2,296.92

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3089

06/10/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads October	0.00	0.00		0.00
18.50	04/10/17 - 3" Clean - St Johns Road	12.25	226.63	20.00	45.33
18.24	05/10/17 - 3" Clean - St Johns Road	12.25	223.44	20.00	44.69

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	450.07
Carriage Net	0.00
Total Tax Amount	90.02
Invoice Total	540.09

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3124

17/10/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Muck Away	0.00	0.00		0.00
2.00	13/10/17 - 2 Loads Muck Away	140.00	280.00	20.00	56.00
18.38	13/10/17 - 3" Clean	12.25	225.16	20.00	45.03
18.74	13/10/17 - 1" Clean	12.25	229.57	20.00	45.91

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	734.73
Carriage Net	0.00
Total Tax Amount	146.94
Invoice Total	881.67

M Bacon Plant Hire Ltd
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3137

23/10/2017

J P Builders
183
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PE11 3PA

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads (St Johns Road)	0.00	0.00		0.00
18.42	19/10/17 - 3" Clean - St Johns Road, Spalding	12.25	225.65	20.00	45.13
18.60	19/10/17 - 3" Clean - St Johns Road	12.25	227.85	20.00	45.57
18.54	19/10/17 - 3" Clean - St Johns Road	12.25	227.12	20.00	45.42
3.00	19/10/17 - Muck Away - St Johns Road	140.00	420.00	20.00	84.00

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	1,100.62
Carriage Net	0.00
Total Tax Amount	220.12
Invoice Total	1,320.74

M Bacon Plant Hire Ltd
Ivy House
Broadgate
Gedney
Spalding
Lincs
PE12 0DE
Telephone: 07740648001/01406 363680
E-mail: mbacon.planthire@hotmail.co.uk
Website: www.mbaconplanthire.net
Facebook: www.facebook.com/baconplanthire
VAT Reg: 838 9500 93

Invoice

Page

J P Builders
183
Woolram Wygate
Spalding
Lincolnshire
PE11 3PA

3170

27/10/2017

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads In/Out	0.00	0.00		0.00
18.34	26/10/17 - 3" Clean - St Johns Road	12.25	224.67	20.00	44.93
18.60	26/10/17 - 3" Clean - St Johns Road	12.25	227.85	20.00	45.57
18.30	26/10/17 - 3" Clean - St Johns Road	12.25	224.18	20.00	44.84
2.00	26/10/17 - 2 Loads Much Away	140.00	280.00	20.00	56.00

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: Strictly 14 days please

Total Net Amount	956.70
Carriage Net	0.00
Total Tax Amount	191.34
Invoice Total	1,148.04

M Bacon Plant Hire Ltd
Ivy House
Broadgate
Gedney
Spalding
Lincs
PE12 0DE
Telephone: 07740648001/01406 363680
E-mail: mbacon.planthire@hotmail.co.uk
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Invoice

Page

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183
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Lincolnshire
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3773

26/04/2018

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads In	0.00	0.00		0.00
18.46	24/04/18 - 18.46T - Sharp Sand - Hawthorne Bank	19.50	359.97	20.00	71.99
18.40	24/04/18 - 18.40T - 1" Clean - Hawthorne Bank	12.25	225.40	20.00	45.08

tin Bacon Plant Hire Ltd
npany No: 07694477

kers: NatWest Long Sutton, Lincs.
Code: 53-50-51
ount number: 56039794

ns: 14 Days . Please Use Invoice No: When Paying

Total Net Amount	585.37
Carriage Net	0.00
Total Tax Amount	117.07
Invoice Total	702.44

M Bacon Plant Hire Ltd
Ivy House
Broadgate
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Spalding
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Invoice **Page**

J P Builders
183
Woolram Wygate
Spalding
Lincolnshire
PE11 3PA

3967

12/06/2018

JPBUILDE

Quantity	Details	Unit Price	Net Amt	VAT %	VAT
0.00	Ref: Loads In	0.00	0.00		0.00
19.18	11/06/18 - 19.18T - 3" Clean - Hawthorn Bk, Spalding	12.25	234.96	20.00	46.99
18.92	11/06/18 - 18.92T - 3" Clean - Hawthorn Bank	12.25	231.77	20.00	46.35
18.88	11/06/18 - 18.88T - 3" Clean - Hawthorn Bank	12.25	231.28	20.00	46.26

Martin Bacon Plant Hire Ltd
Company No: 07694477

Bankers: NatWest Long Sutton, Lincs.
Sort Code: 53-50-51
Account number: 56039794

Terms: 14 Days . Please Use Invoice No: When Paying

Total Net Amount	698.01
Carriage Net	0.00
Total Tax Amount	139.60
Invoice Total	837.61

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