GROUND ENGINEERING LIMITED
Newark Road, Peterborough PE1 5UA
Tel: 01733 566566

REMEDIATION PLAN FOR DEVELOPMENT WORKS AT LAND ADJACENT WESTMERE FARM NEW ROAD SUTTON BRIDGE LINCOLNSHIRE

Report Reference C14691A

On behalf of:

Mr & Mrs Hoyles
c/o Trundley Design Services
Salgate Barn
Islington Road
Tilney All Saints
King's Lynn
PE34 4RY

October 2019

CONTENTS

Introduction Page 1

Remediation Plan Page 2

FIGURES

Development Plan

MR & MRS HOYLES

REMEDIATION PLAN
FOR DEVELOPMENT WORKS
AT LAND ADJACENT
WESTMERE FARM
NEW ROAD
SUTTON BRIDGE
LINCOLNSHIRE

Report Reference No. C14691A **October 2019**

INTRODUCTION

The client, Mr & Mrs Hoyles, proposes residential development of land adjacent Westmere Farm, New Road, Sutton Bridge. The development will comprise the conversion and extension of an existing barn for residential use, with associated gardens and hardstanding areas.

Ground Engineering Limited have been instructed by the client, through Trundley Design Services, to prepare a remediation plan using the findings of a Phase 1 and Phase 2 site investigation documented in Ground Engineering Report C14691: April 2019 which should be referenced when reading this report. The purpose of this report is to address planning condition 3, a requirement for a contaminated land method statement detailing necessary remediation requirements.

REMEDIATION PLAN

The following remediation plan has been derived from the findings presented in Ground Engineering Report C14691: April 2019. The client has provided a drawing, presented to the rear of this report, which shows the proposed locations of the dwelling, private courtyard, private driveway/vehicle parking and private garden areas.

Trundley Design Services state that the ground surface levels are to be remodelled as follows:

- The private driveway on the northern and western side of the barns is to be covered by a 0.15m thick capping layer of MOT type 1 with a gravel dressing. This capping layer will be placed on a geotextile membrane. A landscaped border will be constructed along the western and south-western site margins.
- The private courtyard, between the new extensions, is to be covered by a 0.15m thick capping layer of MOT type 1 with a gravel dressing. This capping layer will be placed on a geotextile membrane.
- The garden area to the north of the private courtyard is to be raised by 0.60m to 0.95m.
- The private garden area on the eastern side of the property is to remain at the same level.

General Comments

1. In the event that subsequent site works reveal materials that may appear to be contaminated, the works will stop and appropriate professional advice will be sought.
2. All fragments of asbestos containing material (ACM) will be removed from the ground surface in advance of the groundworks.
3. If future groundworks encounter ACM it would be prudent to limit any crushing of soils and to use 'damping-down' techniques in order to limit creation of dust, which could potentially include asbestos fibres. In instances where ACM are encountered in excavation arisings, measures in line with current best practice should be implemented to remove all ACM to a suitably licenced disposal facility.

4. Standard Health and Safety precautions should be observed by groundworkers when dealing with soils across the site.
5. South Holland District Council will be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for all soil and material disposal should be gathered, as they are essential to demonstrate the works.
6. All soils removed from site will disposed using licensed carriers and taken to appropriately licensed disposal facilities.

Remediation within Western part of the Site – Private Driveway/Vehicle parking, Dwelling, and Private Courtyard.

7. The elevated coal derived concentration of benzo[a]pyrene was encountered in HA4 in the north-western corner of the site. This soil should not be reused beneath garden areas as it would be considered unsuitable for use.
8. As part of the construction process all topsoil and geotechnically unsuitable soil will be removed from beneath the driveway, courtyard and building areas. The pathway to any residual made ground remaining beneath these areas would be blocked/encapsulated by the construction layers.
9. The risk of the encountered ground contamination affecting the site users when present beneath buildings or permanent areas of hardstanding would be considered to be very low. This is because it would be highly unlikely that the general site users would normally be able to penetrate the floor and pavement areas, which would be necessary for them to uncover any contaminated soils beneath the site.

Remediation within Private Courtyard Garden and Landscaped Borders

10. A minimum thickness 0.60m of certified 'clean' fill will be used to cap the courtyard garden area and landscaped borders.
11. The garden/ landscaped area will be inspected prior to final capping to ensure that the correct thickness of clean soil has used and to ensure that unsuitable materials have not been inadvertently placed during the preceding stages of redevelopment works.
12. All imported soils will be certified 'clean' fill and will suitable for use in accordance with UK legislation and Environment Agency policy.

Remediation within Eastern Private Garden

13. The made ground soil within the eastern private garden area is anticipated to be in the order of 0.70m thick.
14. In order to check that the made ground is suitable for use a minimum of four soil samples will be collected at separate locations across the garden area. The samples will be analysed against a full suite of contaminants, including metals, PAHs and asbestos and should meet current UK soil levels (Defra C4SLs, LQM/CIEH S4ULs) for residential with home grown produce land use and negative asbestos screening.
15. If the made ground does not meet the latter criteria then a minimum surface covering of 0.60m of certified 'clean' fill will be used to provide a suitably thick capping layer.
16. The garden area will be inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed in the garden or landscaped areas during the preceding stages of redevelopment works.
17. All imported soils will be certified 'clean' fill and will suitable for use in accordance with UK legislation and Environment Agency policy.

Validation

18. 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.

GROUND ENGINEERING LIMITED

[redacted]

[redacted]

J. H. GIBB

B.Sc.(Hons.), M.Sc.(Eng.), C.Geol., F.G.S.

Senior Geo-Environmental Engineer

C. M. J. EBELING

M.Sc.(Eng.), M.A.E.G., C.Geol., F.G.S.

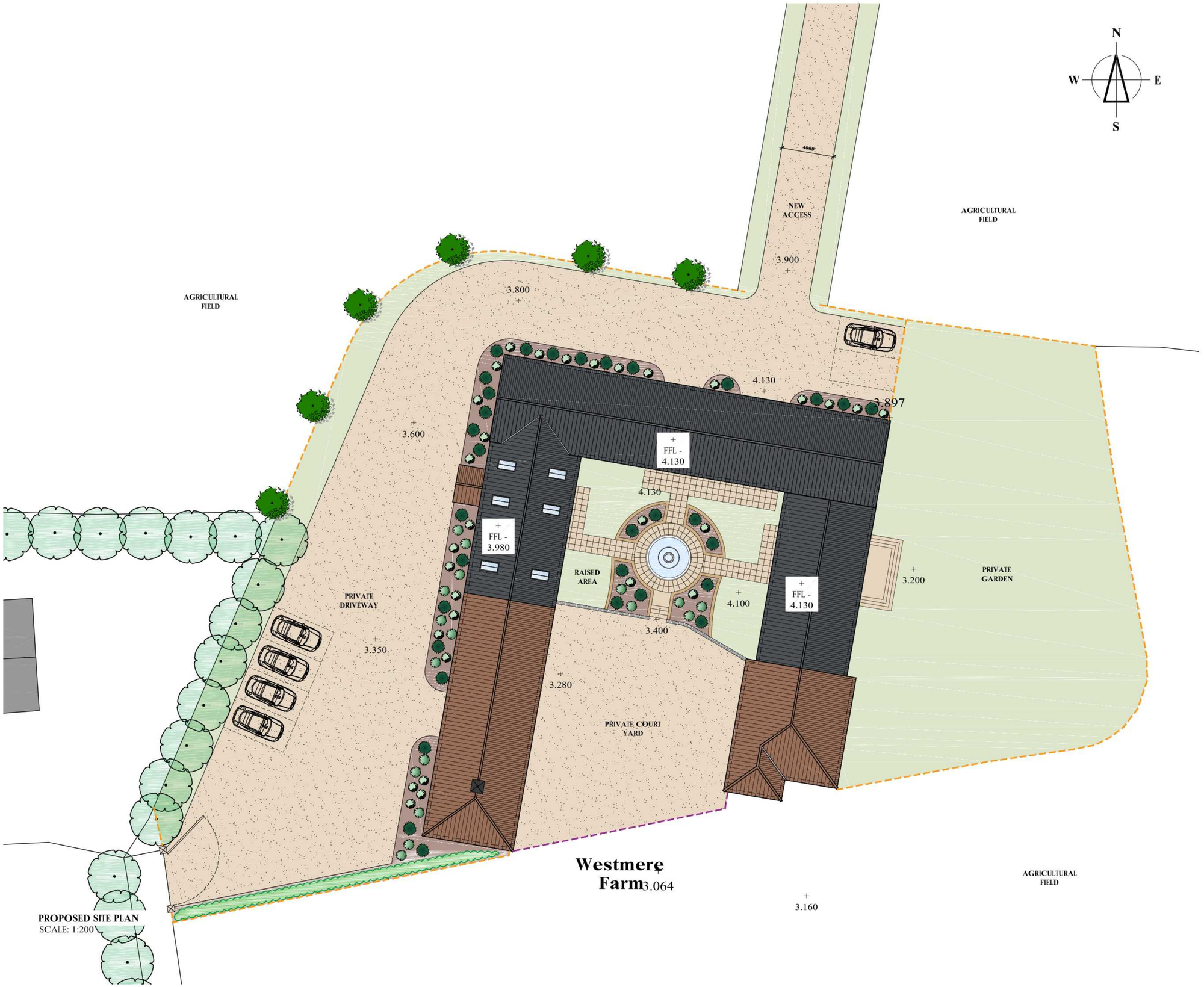
Director

Figures

Development Plan

1:200 SCALE BAR (m)

0 2 4 6 8 10 12 14 16 18 20



PROPOSED SITE PLAN
SCALE: 1:200

Notes:

This document is the property of David Trundley Design Services Ltd and may not be reissued, loaned or copied in part or in whole without written permission © 2017

All dimensions are in millimetres unless stated otherwise.

It is recommended that information is not scaled off this drawing.

This drawing should be read in conjunction with all other relevant information, specifications & schedules.

If this drawing is received electronically it is the recipients responsibility to print the document at the correct scale.

All dimensions to be checked on site prior to commencing work and any discrepancies to be advised immediately.

CONSTRUCTION (Design & Management) REGULATIONS 2015: David Trundley Design Services Ltd are employed as 'Designer' and will provide information to those responsible for the 'Principal Designer' and to the client.

David Trundley Design Services Ltd are responsible for the 'Architectural' design of the elements included on this drawing only.

Architectural design has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished structure.

The works contain no extraordinary hazards or risks that are not present during routine construction operations that would not readily be apparent to a competent contractor.

This information should be included as part or commencement of the Health and safety file for the project.

no	date	amendment description
-	-	-

Revisions

Drawing Status: **PLANNING**

trundley DESIGN SERVICES

Salgate Barn
Islington Road
Tilney All Saints
King's Lynn
Norfolk
PE34 4RY

Tel: 01553 617700
Fax: 01553 617874

www.trundley.com

Email: enquiries@trundley.com

Project Title:

MR & MRS HOYLES
BARN AT LAND ADJ. TO
WESTMERE FARM,
SUTTON BRIDGE
PE12 9QD

PROPOSED BARN CONVERSION & EXTENSIONS

Drawing Title:

PROPOSED SITE PLAN

Scale:	Date:	Drawn:
AS STATED @ A2	AUGUST 2019	TN

Drawing Number:

17-P57-PL020

Revision:

Checked by:		Date:

If this drawing is unsigned in the check box then the drawing is an unauthorised issue and should not be used for any purposes