



Remedial Strategy & Method Statement

Land off Worlds End Road

Tydd St Mary

Spalding

PE13 5QW

Prepared for:

R K Wilson Builders Ltd

Sandpits Farm

Wisbech Road

Spalding

PE12 9AQ

EPS Project Reference: UK18.4095C

Date Issued: 29th January 2020

Report Status: Issue 2



LAND OFF WORLDS END ROAD, TYDD ST MARY

NON-TECHNICAL CLIENT SUMMARY

This report provides a review of the current condition of the above referenced site, based on the findings of a previous investigation, as well as a summary of what actions are needed to reduce potential risks to future site users during forthcoming redevelopment. Pertinent findings and details are presented as follows:

- The site comprises an undeveloped plot of land recently cleared of previous development and is understood to have been historically occupied by a farmyard. Development proposals include the construction of five residential properties with associated domestic garden areas.
- Previous investigation undertaken by EPS identified the need for remediation measures including a cover system in areas of private gardens and landscaped areas.
- This document outlines the necessary remedial measures required to ensure safe development and compliance with relevant planning requirements.
- It is recommended that a copy of this report be provided to the Environmental Health Department of South Holland District Council for inclusion in their land quality record.

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

Project Reference:	UK18.4095C	
Title:	Remedial Strategy & Method Statement – Land off Worlds End Road, Tydd St Mary	
Client:	R K Wilson Builders Ltd	
Date:	29 th January 2020	
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Status:	Issue 2 – Updated Proposed Development Plan & Areas of Recommended Clean Soil Cover System	

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Consultant	Principal Consultant	Director

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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. Where ground investigations have been conducted, these have been limited to the level of detail required for the site in order to achieve the objectives of the investigation.

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

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

As stated within DEFRA's Contaminated Land Statutory Guidance, with any complex risk assessment it is possible that different suitably qualified people may reach slightly different conclusions when interpreting the same information. EPS recognises this and considers the conclusions presented within this report to be robust and appropriate but input from the Local Authority and their judgement in line with this guidance would still be welcome.



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1 INTRODUCTION

In January 2020, Environmental Protection Strategies Ltd (EPS) was commissioned by R K Wilson Builders Ltd to complete a Remedial Strategy & Method Statement for land off Worlds End Road, Tydd St Mary, Spalding, PE13 5QW ('the site').

Proposals are understood to include residential development, under South Holland District Council's planning reference H21-0859-16. The scheme includes the construction of five residential properties with associated domestic garden areas.

The Remedial Strategy aims to appraise the current site conditions, specifically the environmental risks (expressed here as 'plausible contaminant linkages'), then outline a form of remediation appropriate to mitigate the risks and ensure safe redevelopment in the context of the site's proposed end-use.

A plan showing the site location is provided as Figure 1.

1.1 Background and Previous Reports

This phase of works follows on from the works undertaken by EPS, as briefly summarised below:

- *Phase I Geo-Environmental Desk Study – Land off Worlds End Road, Tydd St Mary, Spalding, PE13 5QW – July 2018 (EPS ref: UK18.4095).*
- *Phase II Geo-Environmental Assessment - Land off Worlds End Road, Tydd St Mary, Spalding, PE13 5QW – May 2019 (EPS ref: UK18.4095B).*

A Phase I desk study was completed for the site by EPS in July 2018. It was concluded by EPS that a Phase II intrusive investigation should be undertaken to assess the nature and quality of shallow soils which could pose a risk to future residents and site users, as a result of the sites past agricultural use and presence of a historical red diesel tank.

The results of the phase II investigation indicated that shallow soils did not meet the environmental quality standards required for domestic gardens and control measures in the form of a cover system was recommended.

1.2 Scope of Work

To prepare a Remedial Strategy with Implementation Plan (Remedial Method Statement) in accordance with the principles and requirements of the Environment Agency's *Model Procedures for the Management of Land Contamination - Contaminated Land Report 11*, the *National Planning Policy Framework* and DEFRA's '*Contaminated Land Statutory Guidance*' and the *Control of Asbestos Regulations*, the following tasks were undertaken:

Remedial Strategy:

- Review of remedial objectives
- Development of a Remedial Strategy

Implementation of the Remedial Strategy (Remedial Method Statement):

- Present a Verification Plan to determine how remediation has performed in relation to strategy.

1.3 Limitations and Constraints

The purpose of this report is to present the Remedial Strategy & Method Statement for the site in terms of risks from contaminated land. When examining the data collected from the investigations made during the assessment, Environmental Protection Strategies Ltd (EPS) makes the following statements:

A Remedial Strategy has been presented based on the findings of an investigation carried by EPS as well as information provided by third parties, the validity of any data others 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. No investigation method is capable of completely identifying all ground conditions that might be present in the soil or groundwater under a site.

This report does not include specific survey for the presence of either Potential Asbestos Containing Material or Japanese Knotweed at the subject site.

2 REMEDIAL STRATEGY & METHOD STATEMENT

To address the risks posed by contamination, the respective contaminant linkages can be broken through incorporation of the following proposed mitigation measures. A formal options appraisal has not been carried out given the limited nature of the mitigation measures.

Pathway	Mitigation Measures
Soil ingestion/inhalation of dust (future residents and construction workers)	Standard cover system comprising a minimum thickness of 100mm of clean soil cover where proposed gardens coincide with areas of existing made ground and topsoil.
	Construction workers operating at the site should be advised of the potential for contact with made ground within the subsurface. Appropriate health and safety precautions should also be adopted during any excavation works to avoid exposure to soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: <i>R132 Guide to Safe Working on Contaminated Sites</i> .

2.1 Management of Contaminated Land

In accordance with the Model Procedures for Management of Land Contamination (Contaminated Land Report 11), a remedial strategy and implementation plan has been presented to address risks from contamination identified through previous work.

2.2 Implementation of Remedial Strategy (Verification Plan)

To document the measures outlined in Section 2 the following details must be presented within a Verification Report for submission to the Council on completion of the works.

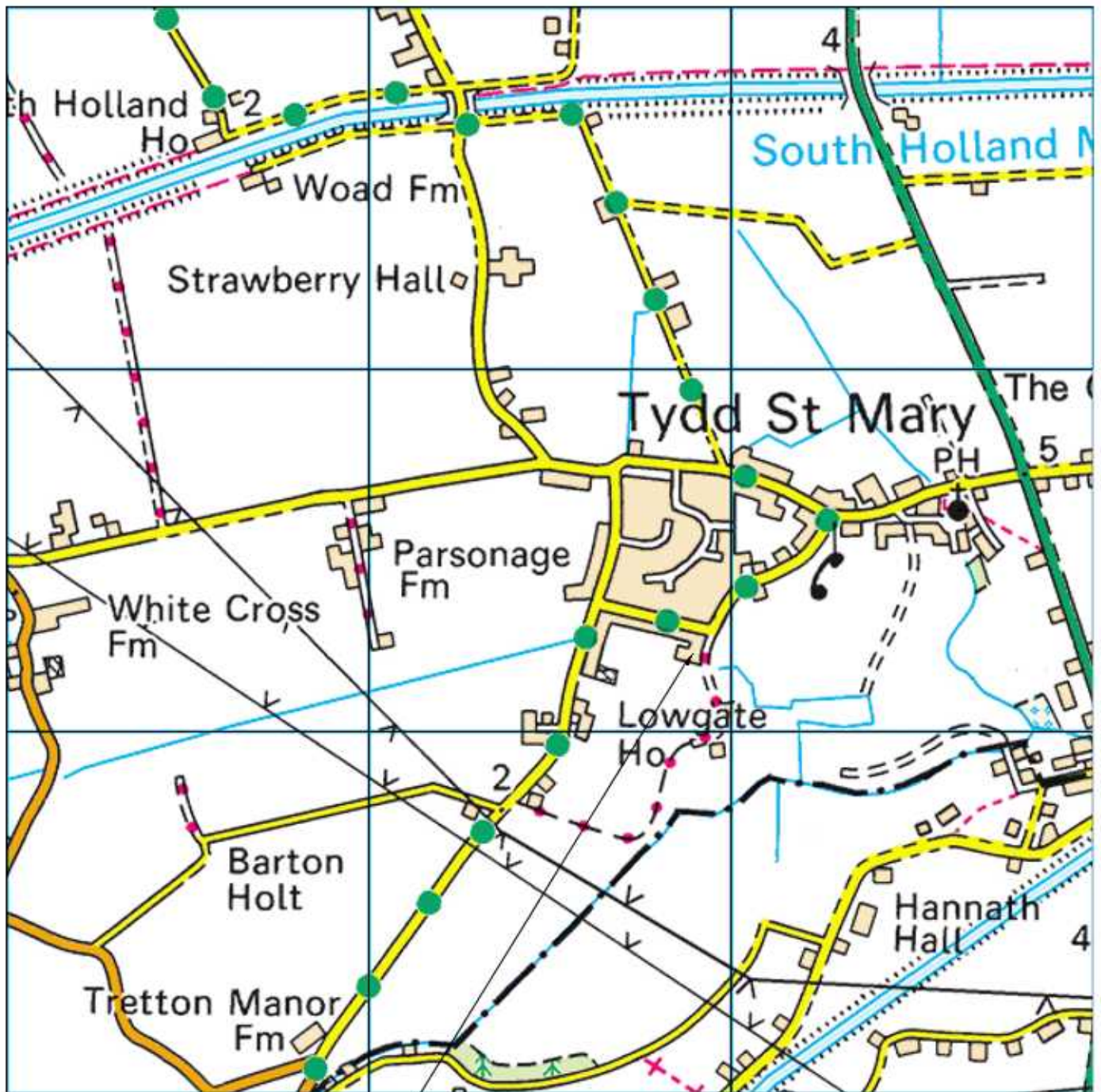
Specifically, the final document must contain the following details:

- Description of the project.
 - Waste transfer documentation (if relevant).
 - Records of ACM disposed of off-site at a suitable licensed facility (if applicable).
 - Any imported soil delivery notes and analytical quality data (if relevant).
 - Measurements to confirm, by physical inspection, whether the made ground has been removed or an appropriate cover system has been properly installed.
- An advisory note, detailing requirements for the topsoil in the garden areas, and a pre-verification checklist is included in Appendix C. The note is for client's use to guide selection of top soil material for use within garden area. The final verification of the material will be undertaken by EPS, as specified above (See Section 2).

2.3 Additional Requirements

Any areas of unexpected contamination should be reported to EPS so that appropriate action can be taken. A method statement for action to be taken in the event of discovering unexpected contamination is included with this document as Appendix D.

FIGURES



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Date: January 2020

APPENDIX A

Proposed Development Plan

APPENDIX B

Areas of Recommended Clean Soil Cover System



- Approximate Site Boundary
- █ Approximate Area Requiring 100mm Clean Soil Cover

Please note: Image supplied by client



Title: Approximate Areas of Recommended Clean Soil Cover System

Project: Land off Worlds End Road,
Tydd St Mary, PE13 5QW

Appendix: B

Scale: NTS

Drawn By: SC Approved By: WE

Job No: UK18.4095C

Dwg No: Spalding/0120/B

Date: January 2020

APPENDIX C

Cover Soil Checklist



Pre-Verification Cover System Checklist		Yes?
Soil Source	The soil must not be a waste. Please confirm that the soil is not a waste and has never been deemed as such in the past.	
	Has the source of the soil been provided?	
	Have all the delivery notes confirming the source, volume and type of soil been provided for all that is to be used?	
Soil Quality	The soils are free of invasive plant species such as Japanese Knotweed, and have not been sourced from an affected area?	
	Do the soils look clean and of a high quality? I.e. the soil must not have an odour or contain any visual evidence of contamination, including oils, asbestos, glass, plastic, rubble, metal, ash, tarmac/bitumen?	
	Testing to 'BS 3882:2015 <i>Specification for topsoil and requirements for use</i> ' is preferable but generally not essential for public health regulation, provided you can confirm the soils comply with the above points, are suitable for their intended purpose and will provide an adequate growing medium?	
	Has the soil been chemically tested prior to it arriving at site? Any soil test results presented to EPS by a third party must be current and clearly relate to the soil used, i.e. the testing must generally be dated within 6 weeks of delivery. The quantity of testing will be dependent on how much confidence is generated in the quality of the material, as well any specific local regulatory requirements. If the soil is clean soil from an established source such as British Sugar, the testing they provide at source may be sufficient alone. For other soils, EPS can advise on the likely testing frequencies but as a rule of thumb, anticipate at least one sample per plot. The testing would usually comprise the following: Heavy Metals, Poly Aromatic Hydrocarbons, Asbestos and Total Petroleum Hydrocarbons at an accredited lab. If adequate testing has not been completed, then EPS will need to test it from stockpiles prior to installation.	
Cover Thickness	Are all excavations ready which will allow the necessary thickness of cover soils to be installed?	
	If yes, can you provide waste transfer documentation for any excavated soils?	

APPENDIX D

Method Statement for Unexpected Contamination



METHOD STATEMENT

ACTIONS TO BE TAKEN IN THE EVENT OF DISCOVERING UNEXPECTED CONTAMINATION DURING INTRUSIVE GROUNDWORKS

If at any point during intrusive groundworks at a site, evidence of unforeseen contamination is encountered in the form of significant noxious odours, discolouration, or instability within soils or sheen/ discolouration in groundwater, the following actions will be taken:

- Intrusive works in the immediate area of the impacted ground will be suspended and the continuation of work in other areas of the site will be considered within the context of the site specific health & safety plan.
- Environmental Protection Strategies Ltd (EPS) will be contacted and appraised of the situation so that arrangements can be made to characterise the impact and determine what action may be necessary in addition to the scheduled site works. Where possible / health & safety plan permits, digital photographs of the impacted ground will be taken and emailed to EPS at the address below to assist in the initial assessment
- It may well be necessary for EPS to attend site to undertake visual inspection and obtain samples for field and/or laboratory analysis, although the actions taken will be dependent on the nature of what is encountered
- In cases where EPS consider the unforeseen contamination likely to pose a significant risk of significant harm to adjacent site users or local environmental receptors, the local authority and the Environment Agency will be informed of the situation and the actions being taken
- Once appropriate action has been agreed and undertaken, a written summary will be produced by EPS for submission to the Local Authority, (and where relevant, the Environment Agency) in accordance with planning requirements. The submission will include details of work undertaken, analytical results of investigative and validation samples obtained and conclusions and recommendations for any further actions considered necessary
- Where regulatory bodies have been involved, site works should only recommence following their agreement and in all cases should only recommence when the site manager considers it safe to do so within the context of the site specific health & safety plan.

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