

STUART GUY CONSULTING



**Limited Environmental Desk Study of site adjacent
to 87, Moulton Chapel Road, Moulton Chapel
Spalding, Lincolnshire PE12 0XD**

10th December 2023

REPORT NUMBER 23-12-01

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Limited Environmental Risk Assessment of Land adjacent to

87 Moulton Chapel Road, Spalding, Lincolnshire, PE12 0XD

Non - technical Summary

The area has changed very little except for the new houses constructed at no. 87. The site has sheds on it that appear to have cement stabilized sheets on the roofs which will need professional assessment and removal if asbestos is identified in the sheets.

The sheds were very clean with no evidence of any oily deposits on the floors. The rubble behind the sheds arose from demolition of part of the buildings at no. 87 only and will be removed as soon as possible. Examination of the rubble found only building derived materials. The site is secure and it is unlikely that any significant amount of rubbish can be dumped on the site, especially as construction work at no. 87 is contemporary

The site is free of potentially contaminated materials, except for the roof sheets. The cement stabilised sheeting should be sampled and analysed for the presence of asbestos fibres. If asbestos fibres are identified, then the Health & Safety Executive should be notified and a specialist company employed to remove the sheeting. That company should also produce a method working statement for the Health & Safety Executive.

Other than testing for the presence of asbestos, no other site investigation is necessary.

Limited Environmental Risk Assessment of Land adjacent to

87 Moulton Chapel Road, Spalding, Lincolnshire, PE12 0XD

Planning Application No. H22-0698-23

1. Scope of the Risk Assessment

1.1 Under instructions from Darren Smith of Sennen Homes Ltd, 87 Moulton Chapel Road, , I have prepared this limited risk assessment based on the following:

A Desk study of 87 Moulton Chapel Road, report no. 20-02-02 dated 5th March by Stuart Guy Consulting. This was submitted to South Holland District Council as an environmental assessment, but because there was no specific reference to this adjacent site, the land contamination officer required a further limited assessment. As it is nearly four years since the site was visited, then verification that the site had not had potentially contaminating substances deposited on it and that close neighbouring properties were either developed for, or remained for, residential use.

A visit to the site on 5th December 2023

1.2 The purpose of this report is to examine the site which is adjacent to 87 Moulton Chapel Road for evidence that no sources of potential contamination are either on the site or very near to the site. The Google aerial photo taken of the site in December 2023 shows the outline of the site in red.

2 Desk Study report number 20-02-02, dated 5th March 2020

2.1 The Sitecheck Data report did not identify any sources of potential contamination, except for possible asbestos fibres, that could impact the original site. No sources of potential contamination that could impact on this site were identified in the area walkover, so it was concluded that the site was very unlikely to be subject to contamination being present either on or near to the site.

2.2 The March 2020 site visit also involved examining the new site for the presence of potential contamination (photo 1), but as none was found, it was included in the general observation about the lack of contaminating processes or potential contamination near to the site.

3 Site Visit on 5th December 2023

3.1 The site has changed very much since photo 1 with the shed to the front having all windows and door removed (photo 2). At no. 87, the sixth dwelling is nearly completed with four large houses and one bungalow either completed or nearing so. Some of the rubble from the demolition of the commercial buildings on the first site is being stored on the present site (photo 3 and 4), but that will be removed once the new development commences. An examination of the rubble did not find any evidence for contamination. The near buildings on

each side of the road to both sides of the site were residential, in good condition and did not appear to have any heating oil tanks.

3.2 There were many building materials on the site as would be expected if space is available. They comprised pallets of building bricks (photos 5 & 6), pallets of tiles and block pavers (photo 7), and various small and large items, such as plastic water pipes and a small excavator. Various containers for waste metal and waste plastic were also around the rear of the site (photo 7). The wooden sheds were in very poor condition and needed supports to keep them from collapsing, whilst the roofing sheets on all of the sheds appear to be constructed from fibre reinforced cement (photo 8). These may contain asbestos fibres and should be tested and, if detected, they should be removed by a competent operator.

3.3 The inside areas of the sheds were examined and found to be clean with no oily stains on the floor (photos 9 and 10) or any evidence for herbicides or pesticides. The polytunnels shown on the Google aerial photo were reported as being damaged in the 2020 report and most of the frames have now been sold and transferred.

4 Conclusions

4.1 The area has changed very little except for the new houses constructed at no. 87. The site has sheds on it that appear to have cement stabilized sheets on the roofs which will need professional assessment and removal if asbestos is identified in the sheets.

4.2 The sheds were very clean with no evidence of any oily deposits on the floors. The rubble behind the sheds arose from demolition of part of the buildings at no. 87 only and will be removed as soon as possible. The site is very secure and it is unlikely that any significant amount of rubbish can be dumped on the site.

4.3 The site is substantially free of potentially contaminated materials. The cement stabilised sheeting should be sampled and analysed for the presence of asbestos fibres. If asbestos fibres are identified, then the Health & Safety Executive should be notified and a specialist company employed to remove the sheeting. That company should also produce a method working statement for the Health & Safety Executive.

4.4 No further site investigation is necessary for this site, except for the presence of asbestos fibres

4.5 Those workers whose main job it is to grade sites or excavate significant quantities of soil could be subject to cumulative exposure to various substances on many sites and they should wear overalls and gloves, even if the soils do not present a significant risk to the health of the workforce. For example, the presence of water contaminated with Weil's disease is a small probability but working on many sites increases the risk of infection to a worker. Localised contamination from small amounts of chemicals that could have been discarded is an unlikely event, but if heavily discoloured or highly odorous materials are encountered, then appropriate advice should be sought.

Stuart Guy, BSc, PhD, MRSC, C Eng, MIMMM

Figure 1 Google satellite image showing the new site in red and the now developed site to the left



Photo 1 Photograph of site adjacent to March 2020 site visit



Photo 2 Sheds on site on 5th December 2023 with windows and doors removed



Photo 3 Rubble from 87 Moulton Chapel Road stored on the adjacent site



Photo 4 Shed to front of site, rubble to rear and last house in first development



Photo 5 Building materials behind the sheds on the site



Photo 6 New bricks stored on site



Photo 7 Roof tiles and pavers stored on site as well as secure steel shipping container



Photo 8 Small excavator, plastic water pipe and various containers



Photo 9 Roofing sheets that may contain asbestos fibres



Photo 10 Inside shed near entrance on west of site



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Photo 11 Inside shed to east of site

