

9 March 2022

Our ref: 3537/GRH/RMS Version 2 – Updated imported topsoil testing requirements
Your ref: 17/01756/FP

Magenta Estates Limited
21 Kristiansand Way,
Letchworth Garden City,
Hertfordshire,
SG6 1TX

FAO Rav Buwal

Dear Rav,

Re: Remediation Method Statement for Residential Development, Land to the Rear of the Radcliff Arms, 31 Walsworth Road, Hitchin, SG4 9ST

1. INTRODUCTION

This Remediation Method Statement (RMS) has been written to assist Magenta Estates Limited (the 'Client') with the redevelopment of land located at the rear of the Radcliff Arms, 31 Walsworth Road, Hitchin (the 'Site') to 2No. residential properties.

The RMS has been completed to address Condition 8C of application reference 17/01756/FP and complies with the regulatory requirements of the Local Planning Authority (LPA) (North Hertfordshire District Council).

2. BACKGROUND

The RMS has been derived using information from the Phase I and Phase II contamination investigation reports carried out for the application Site by BHA Consulting in July 2018 and June 2020, respectively.

The Phase II contamination investigation identified elevated levels of PAHs, Lead and Arsenic, within made ground soils with respect to a residential end use and recommended remediation involving the removal of the made ground soils in garden areas to mitigate this risk. Natural soils were found to be below the residential end use limits. The Phase II findings are summarised in **Figure 1** below.

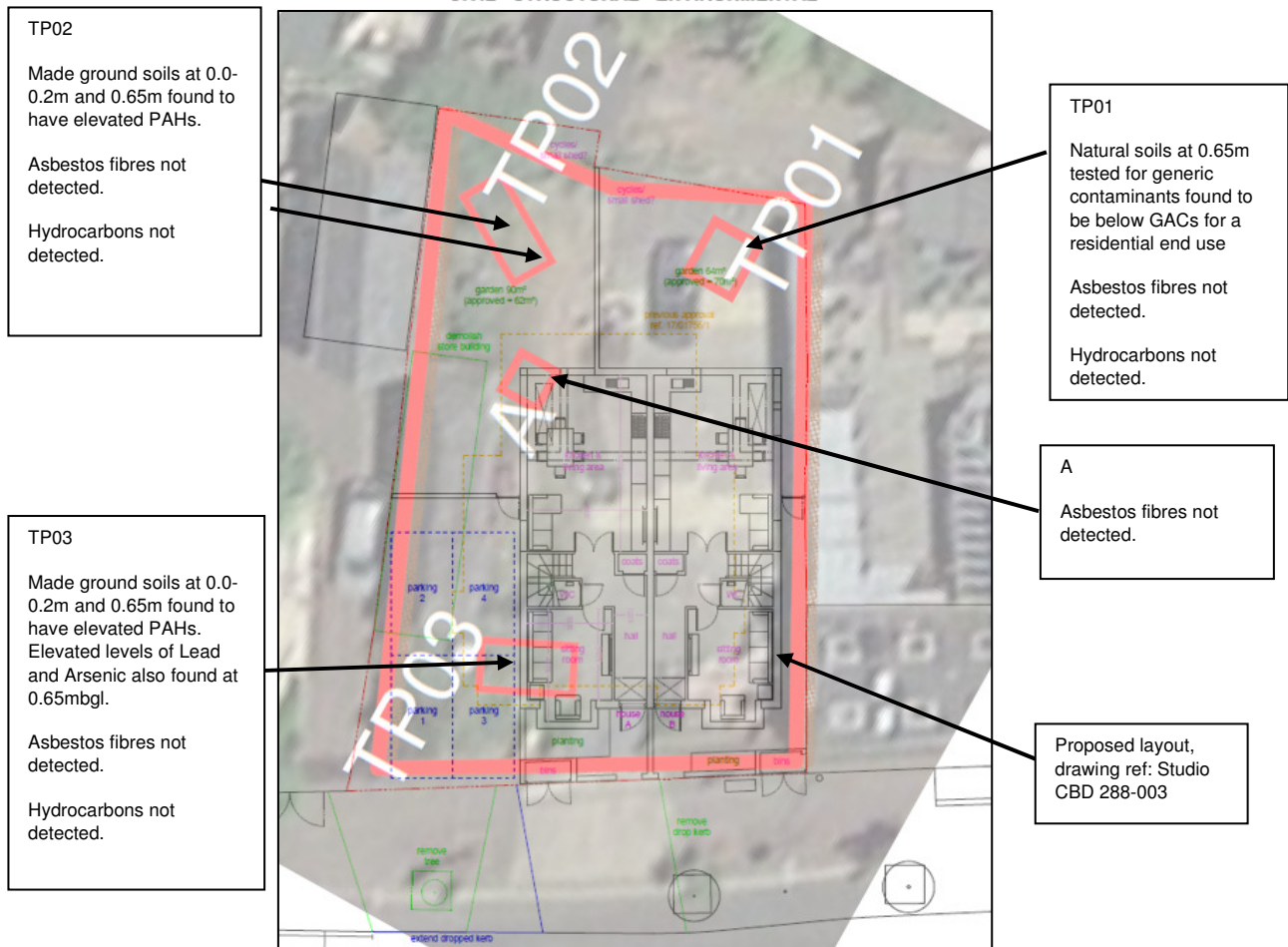


Figure 1: Summary of Phase II contamination investigation findings with proposed layout overlaid.

3. OBJECTIVES

The primary objective of the remediation is to protect the human health of end users (residents) who are considered sensitive receptors who may have repeated exposure to soils within their associated private garden areas. The risk to construction workers is considered low due to short term exposure, and the provision of appropriate PPE and hygiene facilities for general health and safety minimises risk.

4. METHODOLOGY

The made ground will be excavated from within the proposed private garden areas, as indicated on **Figure 2** below. It was generally recorded as a loose light brown silty gravelly sand with a variable depth of between 0.5m and over 1.4m from existing ground level. The gravel comprised brick and concrete fragments, glass and flint and a concrete pad and brick footings, from a former building, were noted in TP02. Part of the proposed private garden areas is existing tarmac parking.

The finished floor levels of the properties have not yet been set however it is expected that the finished garden level will be 150mm lower than the finished floor level.

The made ground will be excavated down to the top of the natural soil which has been recorded as a firm orange brown, silty, slightly sandy, CLAY. Where the depth of made ground exceeds 600mm an additional capillary layer up to 200mm will be incorporated. The capillary layer will comprise crushed aggregate and will be provided as a physical barrier between any remaining underlying made ground and replacement imported topsoil.

The excavated made ground soils will be disposed of appropriately to a licensed landfill. They may be temporarily stored on plastic sheeting or taken directly off Site by the landfill operator. The Phase II laboratory testing results provided in advance. The concrete pad and brick footings may be reused as these are regarded as inert and can be segregated off and crushed for use under parking areas. The removal of made ground will be supervised by a suitably qualified Engineer from BHA Consulting. All test results, photographic evidence and transfer documents will be retained and included within a Verification Report.

Topsoil will be imported from a reputable supplier. Imported topsoil will be as specified in BS 3882:2007 as 'suitable for their intended purpose'. Certificates stating the volume and nature of the materials and their chemical composition will be obtained for all imported materials and kept by the contractor for a period of at least two years.

The imported topsoil will initially be placed on plastic sheeting whilst representative samples are taken and tested at a laboratory for a generic suite of contaminants (such as Chemtest ENV1 Suite, as used within the Phase II report), TPH (Total) and asbestos (absence/presence).

Representative sampling will equate to 2 random samples for every 15m³ of imported topsoil.

The results will be compared to generic acceptance criteria for a residential land use with consumption of home grown produce.

If the chemical laboratory results are below these limits placement of the imported soils will be allowed.

If the chemical laboratory results are above these limits the imported soils will be returned to the supplier and the process repeated until topsoil suitable for a residential end use is supplied.

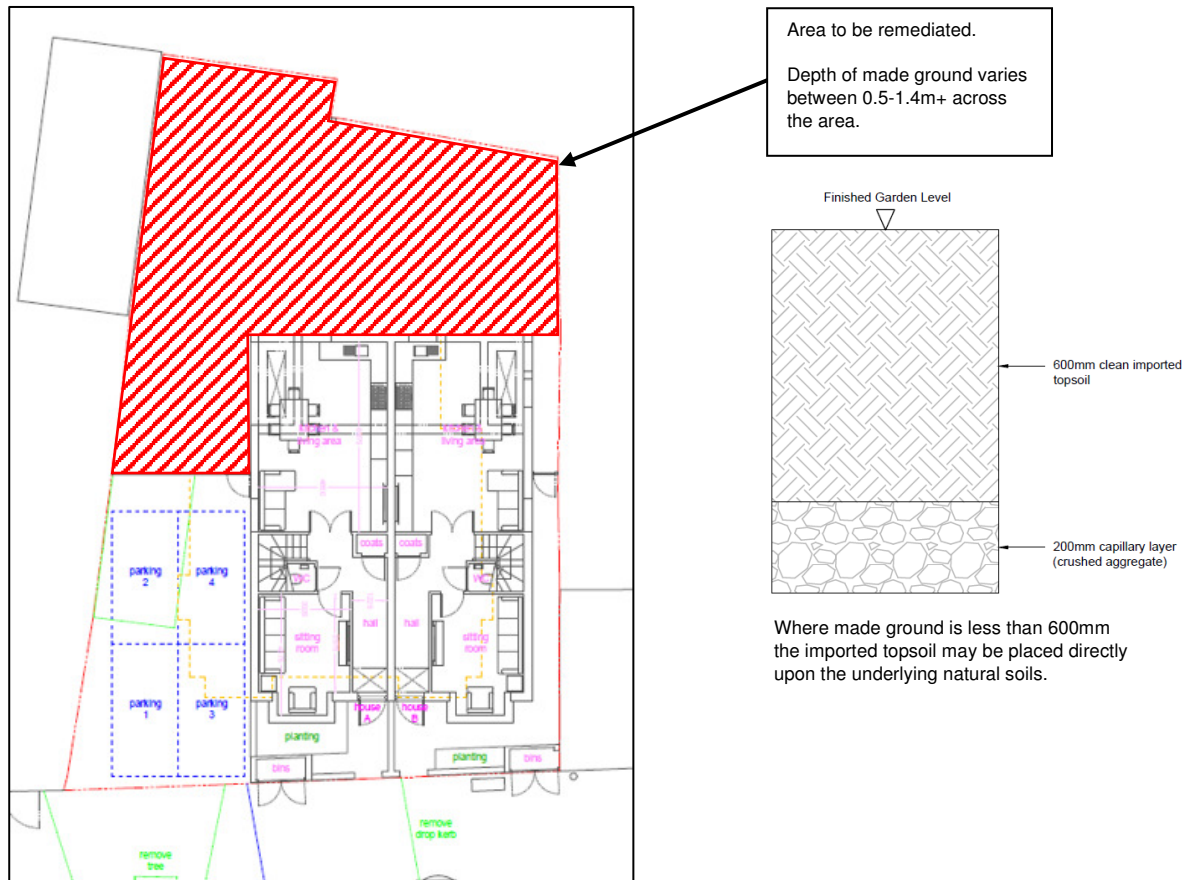


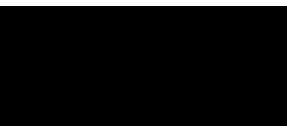
Figure 2: Remediation Plan

5. SUMMARY

The remediation procedure outlined above will be confirmed in the form of a Verification Report and submitted to the LPA (North Hertfordshire District Council) for approval. The report will include all relevant laboratory testing, certificates/documentation, and photographic evidence of the remediation activities.

We trust the above is satisfactory, however, if you require any further information, please do not hesitate to contact the undersigned.

For and on behalf of BHA Consulting Ltd



Gillian Hoy

Principal Engineer

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