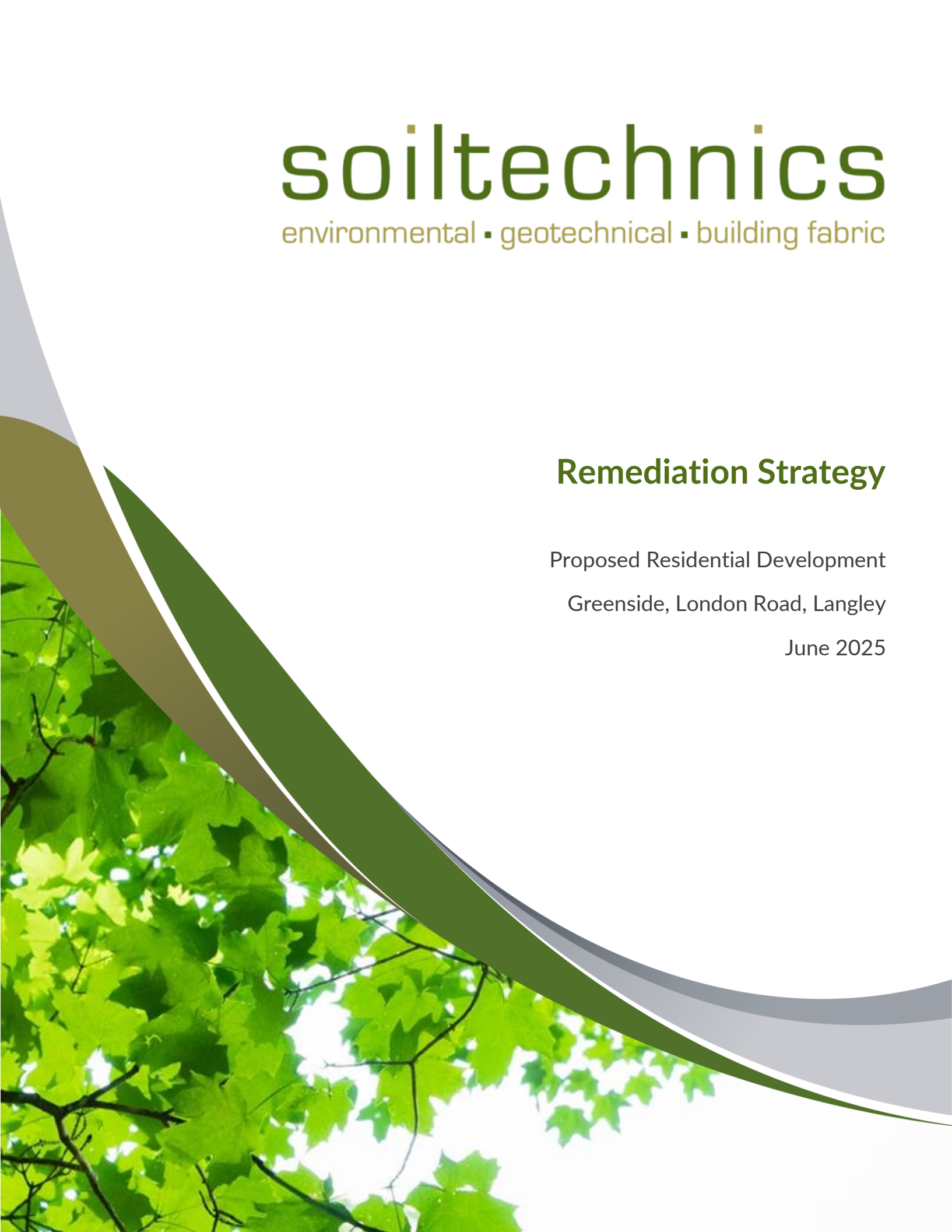




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Remediation Strategy

Proposed Residential Development

Greenside, London Road, Langley

June 2025

Project Details

Site: Greenside, London Road, Langley

Document Title: Remediation Strategy

Document no.: STX6902-R02-Rev_C

Date: June 2025

Client: PJI Developments

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Document history and status

Revision	Date	Description	Author	Reviewer
A	April 2025	First Issue	JB	MOH
B	April 2025	Updated client information	JB	MOH
C	June 2025	Update following local authority comments	JB	MOH



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Non-technical Summary

Task No.	Remediation Task
Pre-Commencement	
-	None
Pre-Construction	
PC1 – Northwestern Mound	Inspection and testing of mounded material in northwest of site to characterise the material to inform the disposal costs / suitability for reuse. This is not a requirement for planning conditions associated with land contamination.
Construction Works Phase	
CW1 – Discovery Strategy	Notify Soiltechnics upon encountering any unexpected contamination or ground conditions. Principal contractor should ensure a watching brief is undertaken during exploration work in previously unexplored areas of the site, such as beneath building footprints.
CW2 – Barrier Pipe	Install barrier pipe for all new below-ground water supply pipes If pipes are installed below the Made Ground and into clean natural soils, the installation of protective barrier-pipes is not required Photographic evidence of the laying of pipe and excavation of service trenches is required.
CW3 – Material management	Maintain records for all soils and liquids imported, exported, and disposed of.
CW4 – Material verification	Ensure chemical and physical verification is carried out on all soils utilised in the clean cover system, and on imported fill materials.
CW5 – Clean cover system	Installation of an engineered clean soil cover system in soft landscaped areas to the following specification • Minimum overall thickness: ≥600mm. • Composition: Topsoil and subsoil • No capillary break layer or no-dig layer is required.
CW6 – Radon Protection Measures	The site is in an Intermediate Probability Radon Area, and therefore basic radon protection measures are required for all properties. Independent 3rd party inspection and verification of the installation is required.
CW7 – Verification	Soiltechnics (the consultant) to review contractor supplied information and provide site inspections and sampling to verify all tasks outlined above. A Remediation Verification Report must be produced upon completion.

1 Introduction

1.1 Development Outline

- 1.1.1 The proposed redevelopment comprises the demolition of the existing dwelling and auxiliary outbuildings/workshops and the construction of six detached residential properties with private gardens, together with an access road and parking areas.
- 1.1.2 It is understood that the development is controlled under the North Hertfordshire District Council planning regime, under application reference 24/00671/FP.
- 1.1.3 A snapshot of the proposed development is shown below.



Figure 1-A: Snapshot of proposed development

- 1.1.4 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the conclusions and recommendations presented in this report.

1.2 Brief

- 1.2.1 This report has been prepared following instructions received from Welland Group, on behalf of our mutual client PJI Developments. This report details a Remediation Strategy to support the development of the scheme outlined above.
- 1.2.2 The Remediation Strategy will be carried out following the principles of BS10175: 2011+A2:2017 'Investigation of potentially contaminated sites – Code of Practice' and the Environment Agency's Land Contamination Risk Management guidance.

1.3 Aims and Objectives

- 1.3.1 The principal aim of this report is to satisfy the brief outlined above and thereby provide information to facilitate the safe development of the project.
- 1.3.2 The objectives of this report are outlined below:
- Confirm if sufficient information is available to inform the remediation.
 - State the relevant pollutant linkages which require remediation.
 - Identify a feasible remediation option to break the pollutant linkages.
 - Set remediation objectives and criteria.
 - Outline how the remediation will be implemented.
 - Identify any monitoring and maintenance requirements.
 - Establish a verification plan.
 - Recommend any further works.

1.4 Limitations

- 1.4.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 The Site

2.1 Site Description

- 2.1.1 The site lies within the village of Langley, Hertfordshire at post code SG4 7PP. The site is accessed from London Road (B656) which lies adjacent to the site's south-western boundary.
- 2.1.2 The site (approximately 0.5 hectares in area) currently comprises a single residential dwelling, with the remainder of the site consisting of a yard and a number of outbuildings. An access driveway is present to the south-west of site. The surrounding area mainly comprises agricultural fields with a small number of residential dwellings to the west of the site boundary.
- 2.1.3 An aerial image showing the approximate site boundary is presented below.



Figure 2-A: Aerial photograph and approximate site boundary

2.2 Historic Land Use

- 2.2.1 Historical maps indicate the site was undeveloped agricultural land until the 1970s, when the existing buildings were constructed. The site has largely remained unchanged since then apart from minor changes in building footprint between 1980-2000.
- 2.2.2 Surrounding land has remained predominantly agricultural throughout its record history, although a blacksmith was recorded adjacent to the site in the early 20th Century, later converted to residential land use.

2.3 Previous Reports

- 2.3.1 The key ground investigation reports undertaken in support of the development are as follows.
- Ground Investigation Report, Greenside, London Road, Langley; Soiltechnics Ltd, March 2025 (Doc Ref: STX6902-R01-Rev_A).
- 2.3.2 The Ground Investigation Report identified relevant pollutant linkages that require remedial action. Therefore, the Remediation Strategy and Verification Plan is required to establish the remedial measures and verification plan necessary to ensure the site is suitable for use.

2.4 Ground Conditions

- 2.4.1 Variable Made Ground was encountered from ground level to between 0.4m to 0.8m bgl, overlying generally firm to stiff, locally soft clay soil of the Clay-With-Flints Formation, proven to a maximum depth of 3.5m bgl.
- 2.4.2 Groundwater was not observed in any of the exploratory holes during the fieldworks.

2.5 Contamination Encountered

- 2.5.1 During the ground investigation works, no significant visual or olfactory evidence of contamination was noted, except for the presence of anthropogenic materials contained within the Made Ground (brick, concrete, clinker-like material) which can lead to inflated levels of metals and PAHs in soils.
- 2.5.2 Laboratory testing indicated elevated levels of lead and multiple PAH compounds exceeding relevant screening criteria within shallow made ground at two of six locations on site. No asbestos was encountered on site.

2.6 Sufficiency of Information

- 2.6.1 The Conceptual Site Model and contaminated land risk assessments are considered thorough and robust; however, as with the development of any brownfield site, an element of uncertainty remains, and a contamination discovery strategy should be established to support the construction works.

3 Site Considerations

3.1 Unexploded Ordnance (UXO)

- 3.1.1 The site was assessed to have a low risk of encountering UXO and were supervised by a site engineer who has had UXO awareness training.
- 3.1.2 No items of suspected UXO were identified. No specific UXO precautions are considered necessary to facilitate development of the site.

3.2 Adjacent Residents

- 3.2.1 Predominantly residential properties are present adjacent to the site. Whilst they are not currently considered to be put at significant risk by the development of the site, dust suppression measures should be maintained throughout all demolition and construction phases to mitigate risks associated with asbestos and chemical contamination.
- 3.2.2 No significant odours are anticipated to be generated as a result of the works.

3.3 Dust Control Measures

- 3.3.1 Standard dust control measures should be always maintained across the site, including the dampening down of roadways, materials stockpiles, and any screening or crushing areas.
- 3.3.2 Stockpiles should be bladed down to reduce infiltration and minimise dust infiltration.
- 3.3.3 Routine dust monitoring is not considered necessary, except for any crushing activities; however, the Principal Contractor may wish to conduct such monitoring for reassurance and due diligence purposes.

3.4 Wastewater Disposal

- 3.4.1 Wastewater generated from site operations will require off-site disposal via tankers, or to sewer. Any disposal to sewer must be made under prior consent with the water authority by the operator.
- 3.4.2 Should discharge to sewer be considered, the wastewater provider must be consulted prior to mobilisation to obtain a discharge consent, along with establishing any compliance and monitoring targets.

3.5 Northwestern Mound

- 3.5.1 During the ground investigation, mounded material was noted in the northern corner of the site forming a bund between the edge of the yard area and the site boundary approximately 38 m long
- 3.5.2 Prior to commencement of construction works the material should be inspected and tested to characterised the material to help inform disposal costs or assess its potential for reuse.
- 3.5.3 The approximate location and extent of the mound is shown in the figure below.



Figure 3-A: Approximate location and extent of mound

4 Outline Remediation Strategy

4.1 General

- 4.1.1 This remediation strategy only considers the process of remedial action in terms of addressing the contamination recognised to date.
- 4.1.2 If during development or further investigation works, contamination not previously identified is found to be present, then an addendum method statement will be required, and the appropriate measures put in place. This is discussed further in the following report sections.
- 4.1.3 Laboratory analysis must be commissioned with testing houses that are suitably experienced and are MCERTS accredited with a quality assurance system.

4.2 Relevant Pollutant Linkages

- 4.2.1 The relevant pollutant linkages identified within the previous Ground Investigation Report are as follows:

Source	Pathway	Receptor
PAHs and lead within Made Ground	Dermal contact, ingestion and inhalation of dusts	End users
Organic contamination (PAHs) within Made Ground soils	Direct contact and permeation into potable water pipes	End users (via drinking water)
Radon within natural geology	Migration and inhalation	End users
Unexpected contamination	Unknown	Unknown

Table 4-A: Relevant pollutant linkages

4.3 Outline Remediation strategy

- 4.3.1 The remediation strategy has been determined in view of the previous ground investigation report findings and the proposed development scheme. The overall strategy can be summarised as setting out the design, installation, and verification requirements for the following:
- Prepare a discovery strategy in the event of encountering unexpected or previously unencountered contamination.
 - Installation of cover system to mitigate against risk of elevated contaminants within shallow soils
 - Installation of barrier pipe for underground drinking water infrastructure.
 - Installation of basic radon protection measures.

5 Discovery Strategy

5.1 General

- 5.1.1 With the development of any site, there is a residual risk of contamination being found that is unexpected or has not been previously encountered.
- 5.1.2 As a precaution, the Principal Contractor should adopt the contamination Discovery Strategy, contained within Appendix B for dealing with unexpected contamination.
- 5.1.3 The Principal Contractor should also ensure it is distributed and communicated appropriately to all relevant ground workers.
- 5.1.4 A discovery event shall be triggered if any of the following observations are made.

Contaminant	Criteria - Type	Criteria - Description
Petroleum Hydrocarbons and chlorinated solvents	Visual	Black liquid, liquid oil, oil saturated soils in veins or zones, heavily stained or coated surfaces, solid tar.
	Odour	Strong odours (e.g. pungent, acrid, pleasant, sweet smells)
Free product (oil)	Visual	A visible free oil phase seeping from soils or floating on top of groundwater at a measurable thickness.
Asbestos containing materials	Visual	Suspected bound ACMs identified where frequency of ACMs is greater than sporadic or infrequent inclusions.
		Any occurrence of suspected loose ACM material (such as pipe lagging or insulation).
Other sources of contamination	Miscellaneous	Unusual smells or colours. Potentially contaminating buried artefacts, such as oil drums, machine and car parts, uncontrolled demolition material, domestic refuse, etc.
Underground Storage Tanks (UST)	Visual	USTs being encountered on site.

Table 5-A: Contamination Triggers

5.2 Unexplored And High Risk Areas

- 5.2.1 The 2025 Soiltechnics Ground Investigation Report noted that there remains a possibility that localised hydrocarbon contamination could be present in other areas of the site, particularly beneath existing buildings.
- 5.2.2 A watching brief, provided by the Principal Contractor, is recommended during all below ground works. Unless gross contamination that could pose a risk of vapour inhalation/intrusion to end users is encountered, the proposed cover system will sufficiently address the risks.

6 Drinking Water Infrastructure

6.1 General

- 6.1.1 Protective barrier pipe is recommended for all new below-ground water supply pipes (Protectaline or similar) which is in contact with Made Ground.
- 6.1.2 The local water authority should be consulted to inform them of the risk assessment, and to obtain their approval.
- 6.1.3 If pipes are installed at depths below the Made Ground and into clean natural soils, the installation of protective barrier-pipes is not required.

6.2 Verification Strategy

- 6.2.1 The installation of barrier pipe is to be validated by the Contractor, through the provision of delivery tickets showing protective barrier pipe has been delivered to site and by providing photographs showing the subsequent installation.
- 6.2.2 In areas where barrier pipe is not considered required, photographs of the service trenches will be necessary to demonstrate natural soils have been encountered.
- 6.2.3 The records must be provided to the Consultant for review and inclusion within the Verification Report.

7 Soft Landscaping Clean Cover

7.1 Scope

- 7.1.1 A clean cover system is required in all areas where soft landscaping is overlying Made Ground materials. If all Made Ground materials are removed as part of the site enabling works the requirement for clean cover can be removed.
- 7.1.2 Where present, the provision of hardstanding areas will negate the requirement for a clean cover system, and no action is considered necessary.
- 7.1.3 A cover system of 'clean' suitable soils should be placed to sever the pathway between elevated contaminants encountered within the Made Ground and end-users, thus breaking the pollutant linkage and reducing the risk to acceptable levels.
- 7.1.4 All imported and site won soils used within cover systems should be inspected and tested to confirm they are chemically and physically suitable for use, in terms of the risk to human health.

7.2 Clean Cover Design

- 7.2.1 For this development, soft landscaping areas comprise residential gardens.
- 7.2.2 On this basis, together with the relatively low level of contamination, capping should comprise the following in all soft landscaped areas:
- Minimum overall thickness: $\geq 600\text{mm}$.
 - Composition: Topsoil and subsoil
 - No capillary break layer or no-dig layer is required.
- 7.2.3 Topsoil cover should be between 150-300mm with the remainder of the capping comprising sub-soil. Sub-soils can comprise site won, uncontaminated natural soils.

7.3 Additional Design & Suitability Considerations

- 7.3.1 BS 3882:2015 states that at least 450mm of suitable soil is required to provide a sufficient rooting depth for grass. This increases to a minimum depth of 600mm for shrubs, and 900mm for the planting of trees.
- 7.3.2 The suitability of soils as a growing medium (irrespective of the risk to human health) could be evidenced through sampling and analysis in accordance with BS:3882 (2015).
- 7.3.3 Whilst desirable, these recommendations do not form part of the remedial strategy and have been included for reference. Site specific advice should be sought from the landscape designer regarding the suitability of soils as growing mediums and any requirements for deepening the cover system to accommodate the planting scheme.

7.4 Contractor Requirements

- 7.4.1 In addition to the requirements outlined in the following Soils and Material Compliance report section, the contractor must provide photographic evidence demonstrating the laying of the clean cover system.

7.5 Verification Strategy

- 7.5.1 The verification of the chemical and physical suitability of soils is outlined within Soils and Material Compliance report section.
- 7.5.2 Upon completion of the cover system, a site visit will be required by the Consultant to undertake a series of hand pits to visually inspect, document, photograph, and sample the soils to verify adherence to this Remediation Strategy.
- 7.5.3 Inspection pits are required to be spatially distributed across the soft landscaping areas, with each pit penetrating the full depth of the cover system. The following number of pits are recommended.
- One pit per plot comprising 4 in rear gardens and 2 in front gardens
- 7.5.4 The hand pits should demonstrate an adequate thickness of cover, confirm physical suitability, and obtain samples so the chemical suitability can be confirmed through laboratory analysis.
- 7.5.5 Verification must be completed by a competent geoenvironmental consultant, with a record of each visit made for inclusion in the Verification Report.

8 Soils and Material Compliance

8.1 Material Sourcing

- 8.1.1 No suitable sources of topsoil are present on site and therefore there will be a requirement to import topsoil for use within the cover system.
- 8.1.2 Underlying site-won natural clay (clay-with-flints formation) may be utilised as general fill and/or as subsoil within the cover system and will be done so under a Materials Management Plan.

8.2 Contractor Pre-delivery Compliance Checks

- 8.2.1 The Contactor should confirm the origin of all imported materials and request available chemical testing results from suppliers prior to delivery, to provide confidence of suitability. All associated records should be provided to Soiltechnics ahead of delivery. Materials suitability assessments will be required to confirm the donor site suitability.

8.3 Contractor Requirements Upon Delivery

- 8.3.1 The source and volume of all imported fill and soil materials used in the development must be clearly documented, with records provided for inclusion in the Verification Report.
- 8.3.2 For all imported materials, the Principal Contractor should maintain records sufficient to evidence the following:
- The supplier
 - Material source (address)
 - Material origin (e.g., virgin material, recycled, manufactured)
 - Material type (e.g., topsoil, subsoil, recycled aggregate, 6F2, etc.)
 - The overall volume of each material type imported.
 - Delivery dates.
 - The overall volume of each material type imported, as part of each batch.
 - Inspection records of the materials to confirm the physical, visual, and olfactory suitability of the material, at the following frequencies:
 - **Cover System:** An inspection of every other delivery of landscaping soil (1 in 2).
 - **Fill materials:** An inspection of each “batch” of fill materials.
- 8.3.3 A ‘batch’, in the context used above can comprise of multiple deliveries from the same source, delivered over consecutive days for a period of no more than one working week.

8.4 Material Suitability Criteria

- 8.4.1 All imported/site-won soils and fill material should be inspected and tested to confirm they are chemically and physically suitable for use, in terms of the risks to human health.
- 8.4.2 The physical composition of materials must be free of harmful and injurious artefacts (such as sharps), over-sized materials (such as cobbles and boulders) and show no visual or olfactory evidence of contamination.

8.4.3 Materials should also be chemically suitable, with concentrations of contaminants falling within widely recognised and published soil guideline values (such as the C4SLs and S4ULs), with the following models being applied.

- Residential with plant uptake at 2.5% SOM, for all landscaping soils.

8.4.4 Both asbestos Containing Materials (ACMs) and asbestos fibres are not permitted in the clean cover system.

8.5 Unsuitable Materials

8.5.1 If an inspection of a materials proves or suspects it to be unsuitable, the load should be quarantined on site, pending collection or off-site disposal. The Consultant should be notified, and a record made for inclusion into the Verification Report.

8.5.2 Alternatively, the Consultant should undertake an investigation and risk assessment to delineate the areas of impacted soils and/or to identify a possible alternative use for the materials.

8.6 Chemical Verification Strategy

8.6.1 All verification sampling must be undertaken by the Consultant. In addition, an inspection of the soils at the time of sampling must confirm the physical, visual, and olfactory suitability of the material. The following table summarises the sampling and chemical verification requirements.

Material Type	Sampling Frequency	Sampling Timing	Testing Schedule
Topsoil and Subsoils	1 per 100m ³ . Minimum of 3 per source and material type	After placement. Reassurance sampling prior to placement is recommended.	Metals Suite, Cyanide (total)
Fill Soil Materials	1 per 250m ³ , Minimum of 3 per source	Before, during or after placement	Asbestos screen, PAHs (USEPA 16)
Recycled Aggregate	1 per 500m ³ , Minimum of 2 per batch		Banded TPH
Virgin Quarried Materials	N/A	N/A	N/A

Table 8-A: Verification Sampling Plan

8.6.2 A metals suite must include arsenic, cadmium, chromium (total and VI), copper, lead, mercury, nickel, selenium, and zinc.

9 Radon Protection

9.1 General

- 9.1.1 The site is in an Intermediate Probability Radon Area, and therefore basic radon protection measures are required for all new occupied buildings.

9.2 Radon Protection Designs

- 9.2.1 At the time of writing, Soiltechnics have not been provided with specific radon protection designs. Radon protection designs must be done in accordance with BR211 (2023) *Guidance on protective measures for new buildings*.

9.3 Contractor Requirements

- 9.3.1 An approved and qualified installer must be used for the installation of radon protection measures.
- 9.3.2 Prior to commencement, the installer should provide their qualifications, method statement, design drawings, and CQA plan to the Principal Contractor, developer, and consultant.
- 9.3.3 On completion, the installer must supply a report to sign off their installation, which includes acceptance forms, photographs and records of any testing undertaken.

9.4 Verification Strategy

- 9.4.1 Independent 3rd party inspection and verification of the installation is required.
- 9.4.2 The contractor's installation and verification details must be included as an appendix within the development Verification Report, which is to be submitted to the regulator on completion.

9.5 Maintenance

- 9.5.1 No works must be permitted which could compromise the integrity of the installation. Therefore, the owner, occupier, and any future purchaser of the site must be made aware of the location of the radon barrier within the construction, along with the position of any sumps, vents and exhaust outlets (if present). Any underfloor vents should be maintained and kept clear.

10 Verification Report

10.1 General Requirements

- 10.1.1 The verification requirements discussed above should be compiled into a Verification Report, which is to be produced on completion of the remedial works and prior to occupation of the development. The following sets out the general requirements for reporting of the verification works.

10.2 Client / Contractor Requirements

- 10.2.1 Supporting information will be required from the client and their contractors. This includes the following:

- Appropriate site plans confirming the as-built layout of the site.
- Photographic evidence of the barrier pipe installation.
- Signed delivery tickets, or an alternative reference system to track imported loads, including a statement on the type and volume of materials imported.
- All waste transfer documentation, including a statement on the type and volume of materials taken off-site.
- Verification records for the installation of radon protection measures.
- Details on any unexpected ground conditions encountered and contingency arrangements that had to be implemented.

10.3 Report Requirements

- 10.3.1 The Validation Report will include the following, where appropriate:

- A summary of all remedial works undertaken.
- A concise summary of material types, sources and volumes imported.
- Lines of evidence to demonstrate compliant and effective material management, including confirmation of source, volumes and suitability of all imported materials, delivery notes, waste transfer and consignment notes and chemical testing records.
- Site inspection records, including hole location plans, logs of excavations and photographic records as necessary.
- Details of any unexpected or unencountered materials encountered, along with further investigative and remedial action undertaken.
- Statements confirming if the remedial objectives have been met, and if the site is suitable for its proposed use.
- Records of installation of barrier pipe.

Appendix A Drawings



Existing Site layout
1 : 200

Rev	Date	Description	By	ALL DIMENSIONS & CONDITIONS ARE TO BE CHECKED ON SITE PRIOR TO PREPARING DRAWINGS OR COMMENCING ANY WORK			Do not scale for building control or construction purposes. May be scaled for planning purposes. All dimensions in millimetres unless otherwise stated. Any variations or supplementary drawings are to be approved by the author of this document. If errors are spotted it is the readers responsibility to notify the autor and a revised plan can be re-issued. All drawings and specifications to be read in conjunction with one another.			PLANNING			Client Mr J Pateman			Drawn LWA			Checked NTA			Date Feb 24			1:200			 CIAT CHARTERED PRACTICE			Figment Architecture Ltd info@figment-architecture.co.uk www.figment-architecture.co.uk			Drawing No.	2023-16	PL-002		Scale @ A1 1 : 200	 FIGMENT ARCHITECTURE FROM IMAGINATION TO REALITY									
																																		Project			Land at Greenside London Road, Langley, Hitchin, SG4 7PP											
																																					Drawing Title			Existing Site Plan								

SK001 - Proposed Site Plan

Scale 1 : 200 @A1

Schedule of Accommodation

HT-1	4Bed Detached	196m ² / 2110ft ²	3No.
HT-2	4Bed Detached	195m ² / 2099ft ²	3No.

Total 6 dwellings - 1,173m² / 12,626ft²

KEY

- Buildings to be demolished
- 1.2m Post and rail fence
- 1.8m Closeboard fence
- Trees and hedges to be removed
- Green roof bin & cycle storage area
- Grasscrete visitor bays
- Block paving
- Electric Vehicle ready domestic charging point
- Existing trees to be retained

For further detail of hardscaping please refer to drawing EMP01

This drawing remains the property of Welland Design and Build Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for any amendments made by others. The Contractor is responsible for checking all site dimensions, site levels, sewer inverts at connection points before commencing any works. All work by the contractor must comply with all current relevant legislation, regulation standards guidance and law whether or not specified on this drawing. The contractor is responsible for checking this drawing against all other relevant architect and engineers details and drawings prior to commencement of site works.



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0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

PRELIMINARY ISSUE NOT FOR CONSTRUCTION

Greenside, London Road, Hitchin

PJL Developments and Land

24019



Appendix B Discovery Strategy

Contamination Discovery Strategy: Procedure

1 General

- 1.1 With the development of any site, there is a residual risk of contamination being found that is unexpected or has not previously been identified.
- 1.2 As a precaution, the Principal Contractor should adopt this Discovery Strategy for dealing with unexpected contamination or encountering underground storage tanks.
- 1.3 The Principal Contractor should also ensure it is distributed and communicated appropriately to all relevant ground workers.

2 Step 1: Halting Works & Consultant Notification

- 2.1 Should any previously unidentified contamination be encountered, works should be made safe then temporarily halted in the affected area, and Soiltechnics (The Consultant) informed within 24hrs.
- 2.2 If, due to site constraints, the contaminated materials need to be excavated prior to being assessed, the Contactor should segregate the material as best as is reasonably practicable, based upon visual and olfactory observations. The contaminated materials should then be stockpiled on an impermeable surface and covered with impermeable sheeting.

3 Step 2: Initial Assessment & Regulatory Notification

- 3.1 The Consultant must liaise with the contractor and undertake an initial assessment within 48 hours of notification to determine if the event qualifies as ‘potentially significant unexpected contamination’.
- 3.2 Where the initial assessment does not consider the contamination to be potentially significant and unexpected, works can recommence.
- 3.3 The Planning Authority and Pollution Regulatory Team must be contacted within 2 working days if the contamination poses a significant risk to health.

4 Step 3: Contamination Assessment and Remedial Strategy

- 4.1 Where *potentially significant unexpected contamination* is confirmed, the Consultant must produce a Discovery Event Report which includes a description and risk assessment of the contamination.
- 4.2 A phase of intrusive investigation works may be required to inform the risk assessment.
- 4.3 Where remediation is required, the report must include a remedial and verification strategy..
- 4.4 Within 24 hours of completion, the Discovery Event Report must be provided to the Local Authority for their approval, and a copy held for appending to the project Verification Report.

5 Step 4: Recommencement and Implementation

- 5.1 Works can only recommence upon specific instruction from the Consultant and once the Discovery Event Report has been submitted to the Local Authority.
- 5.2 All remedial works must be implemented and verified in full. The event-specific Verification Report (if required) must be submitted to the Local Authority for approval.

Contamination Discovery Strategy: Contractor Site Guide

Discovery Event

- Previously unidentified contamination is encountered.
- This includes encountering underground storage tanks (UST).

Halt Works in Area

- Make the area safe.
- Halt works in the affected area.
- Stockpile any contaminated arisings on an impermeable surface and cover with impermeable sheeting.
- Works to recommence only upon instruction from the Consultant (Soiltechnics Ltd).

Inform the Consultant

- Contact Soiltechnics (the Consultant) within 24 hours.
- Tel: 01604 781 877
- E-mail: enquiries@soiltechnics.net

Assessment

- An initial assessment must be carried out by Soiltechnics to determine the appropriate course of action.
- A detailed assessment and a sampling exercise may be required.
- Approval from the Local Authority may be required.

Remediation

- Remedial work may be required.
- In some instances, remediation will have to be completed before works in the area can recommence. In this case, the Local Authority will require submission and approval of a Verification Report prior to commencement.