

Sue Slaven

33 Windmill Close
Great Cornard
Suffolk CO10 0FL

e-mail: [REDACTED]
Mobile: [REDACTED]

Ref: P0355/LR01/SHS

14 November 2023

Mr Martin Holland
c/o Stanfords
The Livestock Market
Wyncolls Road
COLCHESTER
Essex CO4 9HU

Dear Martin

GUIDE POST FARM, ARDLEIGH

Please find below my report relating to the removal of contaminated ground within the proposed garden area at the above site.

1. Introduction

- 1.1 Sue Slaven was commissioned by Martin Holland to prepare a report that documents the remedial works carried out at the site known as Guide Post Farm, Ardleigh. The site covers an area of approximately 0.13ha and is to be developed to a residential end-use comprising one dwelling with a private garden and car parking.
- 1.2 The remedial works were based on the findings and recommendations made following a Phase 1 Desk Study and Phase 2 ground investigation carried out by Sue Slaven, as detailed in the following reports:
 - Guide Post Farm, Ardleigh. Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment. Prepared for Mr M Holland by Sue Slaven. Report Ref: P0355/R01/Issue 1. June 2023.
 - Guide Post Farm, Ardleigh. Report on Ground Investigation. Prepared for Mr G Milleare by Sue Slaven. Report Ref: P0355/R02/Issue 1. August 2023.

/Continued ...

- 1.3 An intrusive ground investigation was carried out in August 2023, which involved the excavation of five trial pits to a maximum depth of 1.15m below ground level (bgl) across the site. Ground conditions generally comprised Made Ground, including fragments of bricks and concrete, overlying gravelly sand.
- 1.4 Solid samples were collected from the Made Ground at four locations and submitted for analysis of a range of determinands including metals, inorganic and organic substances, and the presence of asbestos. Chemical testing has shown that there is evidence for elevated concentrations of PAHs at one location, TP4, together with asbestos. This area is proposed as a private garden and thus, a risk assessment was subsequently carried out, which indicated that the presence of contaminants in the ground is likely to present a potential risk to human health (both future site occupiers and construction workers).
- 1.5 It was recommended that remediation works are required in order to mitigate the risk to future site users. These should comprise:

Removal of the Made Ground from the area of TP4 in the proposed garden area.
Provision of a suitable capping layer (i.e. 600mm of clean subsoil/topsoil) that may consist of imported material to provide a suitable medium for plant growth.
A watching brief for asbestos containing materials within the ground should be maintained during groundworks and if encountered, should be removed from site and disposed of at an appropriately licensed waste management facility.

2. Remedial Works

- 2.1 The remedial works to be carried out were specified by Sue Slaven as follows:

Contaminants were identified at one location, TP4, which is in the proposed garden that will require excavation and disposal off-site.
Made Ground was encountered to a depth of 0.25m, which will require removal and either placed in a skip or on hardstanding awaiting disposal. The size of the area to be excavated will be determined by the ground conditions, i.e. fragments of roof tiles, red brick etc.
A waste transfer note is required as evidence that the material has been disposed of responsibly.
Once all the Made Ground has been excavated, the area should be photographed to provide evidence that the Made Ground has been removed, together with proof of the depth.
Backfill the area with clean soil.

- 2.2 Mr Martin Holland carried out the remedial works on 15 September 2023, which involved the removal of Made Ground in the area of TP4. The excavation measured 0.75m x 1.5m and extended to a depth of 0.3m bgl when natural ground encountered. Photographs of the remedial works are included as Appendix A of this report.

- 2.3 The contaminated material was placed in a skip provided by CSH Environmental Limited of Old Packards Lane, Wormingford. The skip containing 600kg of contaminated soil was collected by CSH Environmental Limited on 18 September 2023 and disposed of at the East Northants Resource Management Facility at Kings Cliffe operated by Augean. The relevant documentation is included at Appendix B of this report.
- 2.4 The excavation was backfilled on 10 November 2023 with 1,000kg of imported clean soil, supplied by A&S Aggregates of Butterfly Yard, Old Ipswich Road, Ardleigh. The paperwork is included as Appendix C, together with photographs of emplacement of the soil.

3. Conclusions

- 3.1 Following recommendations as a result of the Phase 1 Desk Study and Ground Investigation Reports prepared by Sue Slaven, contaminated material within one area of the site was excavated by Mr Martin Holland and disposed of off-site by CSH Environmental Limited. A total of 600kg of contaminated soil was disposed of at a landfill site in Kings Cliffe operated by Augean. The excavation was subsequently backfilled with 1,000kg of imported clean soil.
- 3.2 It is considered, therefore, that the removal of contaminated ground at one location was successful at the site and that the risk to the health of future site occupiers is negligible. This report should be submitted to Colchester City Council to allow for the discharge of the relevant planning condition.
- 3.3 It is recommended that a watching brief for visual and olfactory signs of contamination is maintained during groundworks. If suspected contaminated soils, such as asbestos, significant ashy soils, unusual, brightly coloured or significantly oily or odorous material are encountered, the procedures specified in Section 6.3 of the Ground Investigation should be adhered to,

Yours sincerely



Sue Slaven MEnvSc CEnv SiLC

Appendices:

- Appendix A Photographs of the excavated area.
Appendix B Waste Transfer Note and Consignment Note.
Appendix C Evidence of clean soil being used to backfill the excavated area.

Appendix A

Photographs of the excavated area.









Appendix B

Waste Transfer Note and Consignment Note.

A&S AGGREGATES LTD



Butterfly Yard, Old Ipswich Road
Ardleigh, Colchester, Essex CO7 7QR

Yard: 01206 230676 Accounts: 01206 230812

email: sales@asaggregates.co.uk www.asaggregates.co.uk

HEAD OFFICE: Shaftesbury House, Briar Road, Great Bromley, Colchester, Essex CO7 7XD

Sold to: <u>MARTIN MOLLAND</u>	Invoice Date: <u>9/10/23</u>
Address: [REDACTED]	Order No. _____
Post Code: _____	

Sold by	Cash	Cheque	Credit Card	A/C	C.O.D.	Goods Rtd.	Transaction/Terms	Delivery

Quantity	Description	Unit Price		
1T	TOP SOIL			
	GUIDEPOST FROM			
	COL RD			
	ARDLEIGH			
	CO7 7PA.			

PLEASE NOTE: WAITING TIME WILL BE CHARGED AFTER 30 MINUTES AT THE RATE OF £50 PER HALF HOUR.

NB: Customers ordering vehicles off the public road do so entirely at their own responsibility for any damage caused.

VAT rate <u>20</u> %	VAT	TOTAL	<u>£50.00</u>
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<u>46106</u>	Supply Date: <u>/ /</u>	<u>INC</u>
	Received By: <u>WAT</u>	

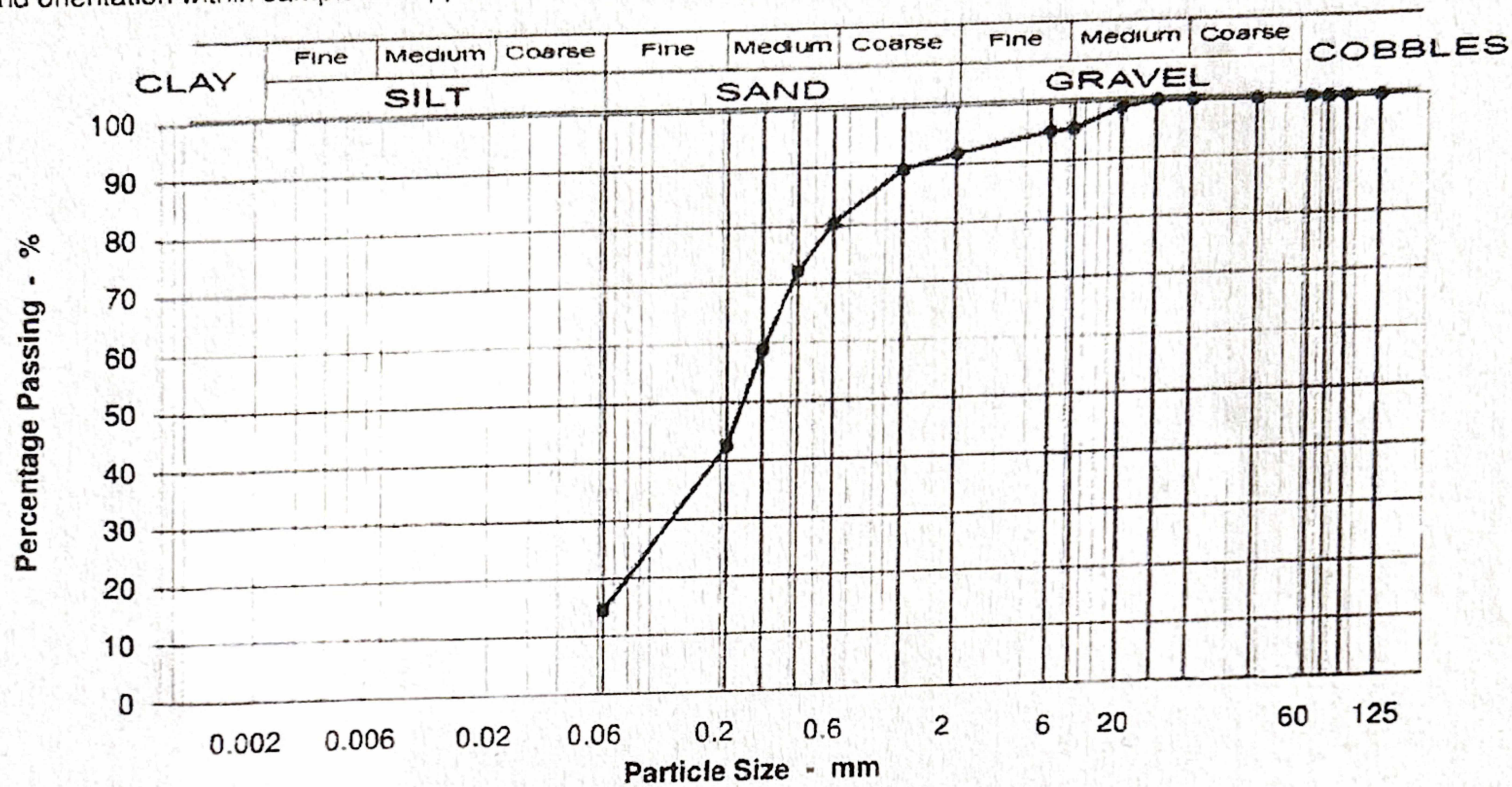
Tippers R Us
FAO
Sinks Pit,
Main Road,
Kesgrave,
Ipswich
IP5 2PE

Our reference No. NNPL202005286-610
Our Project No. 100787
Your Sample Ref. 5286
Your Order No.
Date Tested 23/06/2020
Date Report Issued 24 Jun 2020

Particle Size Distribution to BS 1377 : Part 2 :1990 Section 9

Scheme: Sinks Pit - Material Analysis May '20
Location and orientation within sample not applicable

Location: Screened Topsoil
Bulk disturbed sample



Sieving	
Particle Size mm	% Passing
125	100
90	100
75	100
63	100
37.5	100
20	100
14	100
10	99
6.3	96
5	95
2	92
1.18	89
0.600	81
0.425	72
0.300	59
0.212	43
0.063	15

Specification for Highway Works Classification
Table 6/2

This material complies with the following material classes 1B, 6E/6R, 6J.

Moisture content % 10
(BS1377-Part 1, 1990)

Sample Proportions	
BOULDERS	0
COBBLES	0
Coarse GRAVEL	0
Medium GRAVEL	4
Fine GRAVEL	4
Coarse SAND	11
Medium SAND	38
Fine SAND	28
Silt & Clay	15

Grading Analysis	
D100	10
D60	0.31
D10	0.05
Uniformity Coefficient	6

Description	
Brown slightly silty fine medium and coarse SAND.	

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* Uniformity coefficient extrapolated

! UC to Spec. For Highway Works, table 6/1 footnote 5

Test Code = 610



Scott Viner (Project Technician)



Appendix C

Evidence of clean soil being used to backfill the excavated area.

**The Hazardous Waste Regulations 2005:
Consignment Note**

**COLCHESTER SKIP HIRE LTD
"Greenacres"**

Old Packards Lane, Wormingford, Colchester, Essex CO6 3AH
Telephone: [REDACTED]

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (DELETE AS APPROPRIATE)

PART A Notification details

1 Consignment note code: **QUIDEP100001**

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
**GUIDE POST FARM, COLCHESTER ROAD
ARDLEIGH CO7 7FA**

3 Premises code (where applicable): [REDACTED]

4 The waste will be taken to (name, address and postcode):
**AUGEAN, STAMFORD ROAD
KINGSCLIFF PE8 6XX -**

5 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste If continuation sheet used, tick here

1 The process giving rise to the waste(s) was: **Construction**

2 SIC for the process giving rise to the waste: **43.111**

3 WASTE DETAILS (where more than one waste type is collected all the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components of the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
Sub Soil c/w Asbestos	170503	2000	AMOSITE	70.1%	SOLID	H35 H37	4YD.

The information given below is to be completed for each EWC identified

EWC Code	Packing group(s)	UN identification number(s)	Proper shipping name(s)	UN class(es)	Special handling requirements
170503			Sub Soil c/w Asbestos		NONE

PART C Carrier's certificate **PART D Consignor's certificate**

(If more than one carrier is used, please attach schedule for subsequent carriers. If a schedule of carriers is attached tick here.)

I certify that I today collected the consignment and that the details in A2, A4 and B3 are correct and I have been advised of any specific handling requirements.

1 Carriers name: **GARY DANBY**

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
**SH Environmental Greenacres
PACKARDS LANE, CO6 3AH**

2 Carrier registration no./reason for exemption:
CB0492520

3 Vehicle registration no. or mode of transport, if not road:
[REDACTED]

Signature
Date **18/09/2023** Time [REDACTED]

I certify that the information in A, B and C above is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

1 Consignor name: **Martin Holland**

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
**Guide Post Farm
Colchester Road Ardleigh
CO7 7FA**

Signature
Date **18/09/2023** Time [REDACTED]

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC Code accepted/rejected	Waste management operation (R or D code)
170503	600	ACC	R13

1 I received this waste at the address given in A4 on: Date **18/09/2023** Time **10:55**

2 Vehicle registration no. (or mode of transport if not road): [REDACTED] Name: **SHARON RICE**
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

3 Where waste is rejected please provide details:

I certify that waste management licence/permit/ authorised exemption no(s):
[REDACTED]

Signature: **AUGEAN (ENRMF)
Stamford Road, Kings Cliffe
Northants PE8 6XX**

authorises the management of the waste described in B at the address given in A4
Date **18/09/2023** Time **13:04**

Appendix C – Photographs showing the backfilling of the excavated area with imported clean soil that was placed on the tarpaulin to the left of the area.





