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2nd July 2019

Jessica Pacey
North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6LN

Dear Jessica,

With reference to planning ref: PA/2017/1807 and the approval of details reserved by condition in relation to PA/2017/63 we enclose the Remediation Scheme below to formally discharge planning condition 11 for Belton Garden Centre, Sandtoft Road, Westgate, Belton, DN9 1PN

Please find attached the details of the gas membrane to be installed, the Visqueen gas barrier information is attached as 'gas-barrier_datasheet' this gas barrier covers all gases present on site and also acts as a damp proof membrane.

With reference to YALPAG Technical Guidance for Developers Landowners and Consultants version 8.2 February 2017 and the Phase 3 Remediation section we comment with the below regarding the importation of top soil onto the site.

Options Appraisal and Remediation Objectives:
Due to the ground on site being unsuitable as a growing medium the importation of topsoil is required for the creation of useable garden areas for residential dwellings. We believe this is the best approach for remediation and the only way that the site can be made acceptable habitable.

Details of the proposed remediation and verification works:
Following development, NHBC approval will usually require a clean cover system to be emplaced in areas of garden and this will require to be validated as follows:

This recommendation is supported by a document named Verification Requirements for Cover Systems; Technical Guidance for Developers, Landowners and Consultants by Yorkshire and Humberside Pollution Advisory Council Version 3.2 October 2014 (Ref B.) and YALPAG Technical Guidance for Developers Landowners and Consultants version 8.2 February 2017 and both should be read alongside these recommendations.

It is also recommended that upon completion of the site clearance any surface areas of obvious discoloration, staining or odorous ground is also removed from site, if necessary to an appropriate licenced facility. The finished site levels should then be surveyed in order to accurately establish the base depths for the clean cover system. In the unlikely event that appreciable filled cellars were encountered these soil could potentially require additional WAC testing as described above in section 5.9.1.

For the areas of clean cover system typically the site levels in areas of garden and landscaping will require to be reduced to a minimum of 600mm from their finished elevation. By this point in development the services should have been laid. Excavation areas below proposed foundations may provide further materials that will require removal from site as clean soil.

The cover thickness should be further validated by survey. For a small site such as this it may be deemed acceptable by the local authority, NHBC or other regulators to excavate isolated areas of the finished system, in order to measure and photograph the minimum thicknesses achieved. They would usually agree the number of verification areas per landscaped or garden area (at least 2 per plot is typically recommended).

Imported or site processed materials will require to be tested and validated as described below.

The table below is from 'Appendix 1a - Characterisation of Materials Matrix' of Ref B.

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Table 5: **The Validation Testing Requirements for Materials Brought to Site:**

Type	Number of Sample	Testing Schedule	Assessment Criteria
Virgin Quarried Material	1-2 depending on type of stone utilised, to confirm the inert nature of the material.	Standard metals/metalloids	This needs to be agreed with the Local Authority. The assessment criteria needs to be UK based, e.g. SGV's LQM or other similarly derived GAC's.
Crushed hard core, Stone, Brick	Minimum 1 per 1000m^3	Standard metals/metalloids PAH (speciated) and asbestos. Leachate analysis	
From Greenfield Soils	3 soil tests or 1 per 250m^3 whichever is greater.	Standard metals/metalloids PAH (speciated) and asbestos.	
From Brownfield Soils	6 soil tests or 1 per 100m^3 whichever is greater.	Standard metals/metalloids PAH (speciated), TPH (speciated), asbestos and additional testing as indicated by the donor site history.	

If you require anything further, please do not hesitate to contact me.

Your Sincerely

[redacted]

Max Jones MCIAT ICIOB

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