

Our Ref: 1260/5063/P/DD01  
Date: 17 June 2025



Mr JW Richardson  
c/o Flynn Architecture

Humberside Materials Laboratory LTD  
Atherton Way, Brigg  
North Lincs DN20 8AR  
Tel & fax 01652 652753

Email: [info@humbersidematerialslab.co.uk](mailto:info@humbersidematerialslab.co.uk)

Dear Mr Richardson,

**RE: Mendle Farm, Holme – phase 3 discussion**

Further to recent North Lincolnshire Council's (NLC's) correspondence with Flynn Architecture it has been made aware that the remediation of an identified soft landscaped areas relating to planning application PA/2019/547 has not been completed which has prompted a conflict with a proposed new application including a new office space associated with the same site.

In conclusion, the new proposed office building has changed the requirements of the proposed soft landscaped area that required remediation. This area is no longer required as soft landscaping and will be hard paved negating the requirements for soft landscaped remediation. The very small proposed soft landscaped area on the sites' southern boundary has not been implemented and is to be retained as hard standing.

**Background**

The site was previously subject to desk study, intrusive ground investigations and a remediation strategy as detailed below:

- Michael D Joyce LLP, Phase 1 desktop study (report No. 3666)
- Michael D Joyce LLP, Phase 2 geo-environmental / geotechnical report (report No. 3666)
- Humberside Materials Laboratory (HML) Ltd, Supplementary Phase 2 (Geo-environmental report) Report. HML Report Reference: 1260/5063/P/P2 (Revision 2.0), dated September 2020
- Humberside Materials Laboratory (HML) Ltd, Phase 3 Remediation Method Statement Report. HML Report Reference: 1260/5063/P/P3 (Revision 2.0), dated September 2020

This letter report provides an addendum to the above phase 3 report.

**Site history (post build)**

- The proposed house was sited slightly north of shown location within original planning application as shown within enclosed plan (ref. HO/RI/MF/12 dated 16/05/2025)
- Hard standing to the south of the property was retained including additional area to previously planned due to the house's actual position
- Soft landscaping to the houses west and northwest has been retained as agreed within HML phase 3 report

- The area identified for remediation within HML phase 3 report has not been completed with grass growth noted on the surface, a proposed remediation plan included within the phase 3 report is enclosed

*Findings of previous site investigation works and geochemical lab testing*

The previously revealed ground conditions included the following (in descending order)

- **Topsoil** (in HP1 & HP2) - Dark brown fine SANDY TOPSOIL (to 0.3m-0.4m below ground level (bgl))
- **Made Ground** (in WS2, WS4, HP3 & HP4) – Gravel with dark brown silty sandy or dark brown gravelly silty sand including ash and brick. HP4 included fragments of concrete, brick and chalk (to 0.2m-0.32m bgl)
- **Sutton Sand Formation**
  - (in HP3) Dense dark brown silty fine SAND (to 0.6m bgl)
  - (in HP1, HP2, HP3) – Dense yellow brown fine to medium SAND (to at least 1.0m bgl)
  - (in WS2, WS4, HP1, HP2) – Dense orange brown fine to medium slightly silty SAND (to at least 2.5m bgl(WS2 & WS4))

No asbestos or elevated levels of metals have been detected in any samples of near surface soils or made ground from any of the hand pits or previous window sample boreholes. A sample of the natural soil from below the existing structure and made ground did not reveal any elevated levels of contamination for metals or PAH and no asbestos was identified.

No elevated levels PAH have been recorded within the green area to the west of the existing structures. Two made ground samples from around the existing structure did not reveal any elevated levels of PAH identified within the initial ground investigation. One sample of the two made ground samples from below the existing structure identified slightly elevated PAH fractions associated with either (a) coal tar or (b) ash or clinker from burnt wood or coal. The evidence does not point to PAHs from a petroleum hydrocarbon source.

No visual or olfactory evidence of contamination beyond the scope of this report was found during site works for this supplementary investigation.

*Discussion of proposed remediation*

The previous HML phase 3 method statement report identified a very small area on the site's southern boundary and a small area north of the proposed structure (between the proposed structure and an existing farm building). Both areas had proposed to remove existing made ground to natural soils with associated testing to mitigate migration concerns or to implement a 600mm deep cover system if natural soils showed migration of contaminants. With the site's current state and proposed new application for office structure and associated parking the proposed remediation is no longer suitable for the site.

The area on the sites southern boundary previously marked as a very small area of soft landscaping has not been implemented and is now shown as parking and turning (existing hard standing) within Flynn Architectures most recent plan (HO/RI/MF/12).

The area to the north of the proposed structure (between the proposed structure and an existing farm building) has reduced in size due to the house being located slightly north of the original planning application and a new proposed office structure with associated parking being sited adjacent the existing farm building. With this reduction of size there is no requirement to retain this area as soft landscaping especially with the sites vast soft landscaped area to the west of the property. Flynn Architectures most recent plan (HO/RI/MF/12) now shows the previously identified remediation area to be hard standing / terrace which has been suggested to consist of compacted granular fill and paving slabs.

### Conclusion

Considering the site's current condition and new proposed plans also relating to an upcoming new application for an office structure, remediation is no longer required at the site. The very small area on the site's southern boundary is to be retained as hard standing similar to surrounding areas as previously agreed within the phase 3 method statement and the area north of the proposed structure (between the proposed structure and an existing farm building) is now to be hard standing.

With the new proposals of all hard standing areas no requirements for validation or verification is required.

If you would like any further information, please contact the laboratory.

Yours Sincerely

Daniel Driver  
*Director*

*Enclosed: Plan 3 (phase 3 report) showing remediation areas  
Flynn Architectures proposed site plan (HO/RI/MF/12)*

### Mendle Farm, Holme – proposed development plan



- Area of existing grassland
- Area of granular fill / hardstanding proposed to be gardens or soft landscaping (remediation area)

Plan 3

March 2020

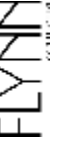


Client: Mr. J. Richardson  
 Mendle Farm, Holme Lane, Holme, DN16 3RF

Issue Status	Comments
Approved	
Revised	
Not Started	

Title  
 Existing site layout

Drawn by: HQ/BJM/RS  
 Scale: as indicated @ A1  
 Date: 16/05/2025



existing site layout  
 scale 1:100