

Mr I Spedding
Camstead Ltd
3 The Gateway North
Marsh Lane
Leeds LS9 8AX

BY E-MAIL

Our Ref: CAM/07/JCCjc/l12

27th June 2023

Dear Ian

Land At Abbey Road North, Shepley
Soils Validation – Plots 24, 25 and 27

In accordance with our commission, we visited the above site on the 23rd June 2023, to confirm the soil cover blanket thickness on the above plots.

Background

Camstead Ltd is presently constructing new properties on the site located on land off Abbey Road North in Shepley, Huddersfield.

A Combined Stage 1/Stage 2 Geo-environmental Report was issued for the site in August 2018, by ARP Geotechnical Ltd. This identified the made ground on the site to contain some elevated contaminants, including the presence of asbestos fibres. A Contamination Remediation Statement was produced in order to gain approval from the Planning Authority. It is understood that approval has been received for this statement (Ref: CAM/07rem1 V2 dated 27th April 2021). The Statement requires clean soil cover to be placed in soft areas, comprising 0.6m combined thickness of topsoil and subsoil, and a 0.1m thick hard break layer or robust geotextile beneath, where any of the original made ground is present.

Subsequent to the above, further testing of plot garden areas, and of stockpiles present on the site, was undertaken by RGS Ltd in late November 2021 and presented in their "Report on Environmental Assessment" (Ref: C2186/21/E/3375) dated December 2021. These stockpiles were not present on the site or accessible at the time of the ARP investigation, and there had been some movement of soils on the site since the original investigation. The testing identified localised contamination within the made ground in garden areas, and within two stockpiles - one stockpile to be removed off-site (SPH) and one stockpile to be placed beneath hardstanding areas (SPB). All other stockpiles were deemed suitable for use anywhere on site. Additional testing was undertaken by RGS Ltd and this is presented in their report Ref: C2186/22/E3697 dated February 2022. The additional testing confirmed the suitability for use of all other stockpiles anywhere on site.

One of the stockpiles (SPC) is of site-won topsoil and has been identified as suitable for use in residential gardens. Numerous stockpiles of site-won subsoil were also tested, and identified as suitable for reuse in residential gardens also.

Site Works

During the site visit on the 23rd June 2023, two trial pits were excavated at the positions indicated on the enclosed plan. A tube had been placed as the clean cover was installed, and this tube was still present upon arrival at site. The tube was removed and then the location excavated into. At the trial pit, when the soil profile was inspected, there was a covering of brown, slightly gravelly slightly sandy clayey topsoil to depths of at least 0.6m (no subsoil was present). A layer of crushed brick and stone had been placed below the base of the clean cover and this was identified at the bottom of the pit.

The only topsoil present on site (SPC) during the RGS visit reported in February 2022, had been proven by RGS to be uncontaminated. Photographs of the trial pits are included below.



Plots 24/25: General view of the garden.



Plots 24/25: Clean cover validation pit, tube removed, 0.6m depth achieved.



Plots 24/25: Hard break of crushed brick and stone at base of cover.



Plot 27: General view of the garden.



Plot 27: Clean cover validation pit, tube removed, 0.6m depth achieved.



Plot 27: Hard break of crushed brick and stone at base of cover.

Conclusions

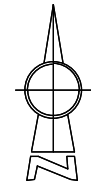
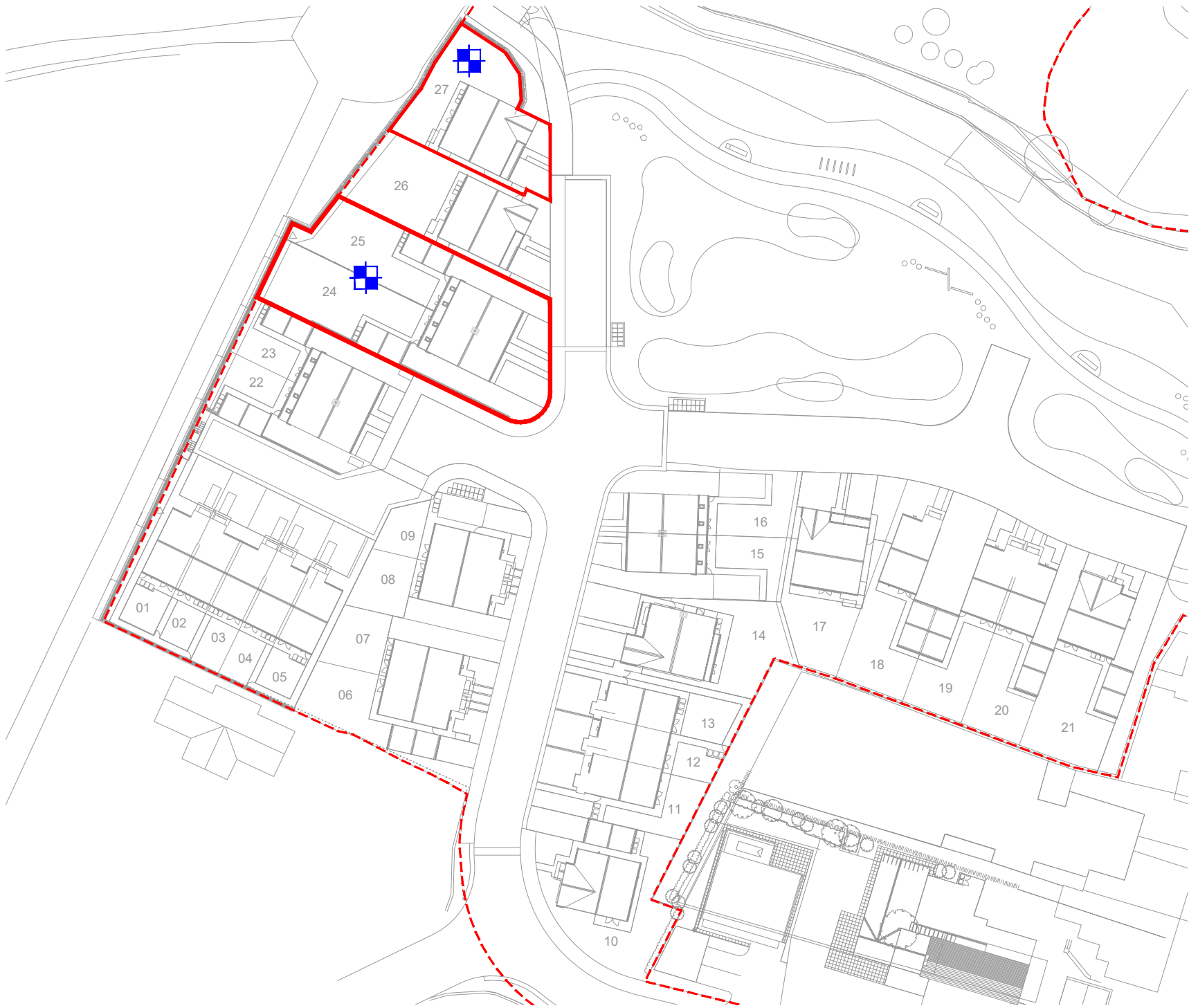
In the light of the above, it is concluded that, on plots 24, 25 and 27, the requirements for the cover blanket thickness from the Remediation Statement have been met. The materials utilised for the cover blanket were clean site-won topsoil (SPC) which had been previously stockpiled on site and testing from the stockpile confirmed acceptability, in terms of human health.

We trust the above is satisfactory for your requirements. However, if you wish to discuss the matter further, please do not hesitate to contact us at your convenience.

Yours sincerely
for ARP GEOTECHNICAL LTD


J Church

Enc



Key

 Trial Pit Location

 Area validated in this report



ARP GEOTECHNICAL LTD
CHARTERED CONSULTING ENGINEERS
 Northwest House 5-6 Northwest Business Park * Servia Hill* Leeds LS6 2QH
 Telephone : 0113 245 8498 Fax : 0113 244 3864* E-Mail : leeds@arpassociates.co.uk

Project
**LAND AT ABBEY ROAD,
 NORTH SHEPLEY**

Client
CAMSTEAD LTD

Title
**VALIDATION LOCATION PLAN
 PLOT2 24, 25 AND 27**

Date
JUNE 2023

Drawn JC	Scale NTS
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Job No.
CAM/07