



**METHOD STATEMENT FOR
ASSESSMENT OF IMPORTED
SOILS**

AT
**LAND AT FALHOUSE LANE
WHITLEY**

ON BEHALF OF
MR SHAUN TRANTER

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CLIENT: MR SHAUN TRANTER

JOB NUMBER: TRN/01

PROJECT: LAND AT FALHOUSE LANE, WHITLEY

REPORT TYPE: METHOD STATEMENT FOR ASSESSMENT OF IMPORTED SOILS

REPORT REFERENCE: TRN/01imp

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1.0 Introduction

- 1.1 This document has been prepared to provide information for the Client and other interested parties, such as the Regulatory Authorities, outlining how soils imported to the site will be managed to ensure that they are suitable, in terms of human health, for the intended residential use. The document should be agreed, prior to implementation, with the relevant Regulatory Authorities, usually the local Planning Authority and NHBC or other building control provider.

2.0 The Site

- 2.1 The ARP Geotechnical Ltd Stage 2 Geo-environmental Report, dated January 2021 under reference TRN/01r2, makes an assessment of contamination, along with other aspects.
- 2.2 The conceptual site model is for a residential dwelling, including private gardens.
- 2.3 A basal concrete slab is present at surface in the northwest of the site from demolition of the former barn/shed. An area of bitmac hardstanding is present beyond the northeastern end of the slab, which aerial photographs show was used as a helipad. Gravel hardstanding leads from the concrete/bitmac area to the site entrance. A circular brick paved area is also present in the south of the site, presumed also to be a former helipad. The remaining site is covered by lawns.
- 2.4 The site is bounded to the northeast, southeast, and southwest, by undeveloped landscaped land (part of the wider site ownership but not within the site boundary), beyond which are residential properties. Falhouse Lane is present to the northeast of the site, with residential properties and undeveloped land beyond.
- 2.5 Ordnance Survey archive maps show that there is no evidence of any development on the site prior to the construction of the existing building in the western corner, by 1982. The surrounding area has extensive mining and quarrying, with a quarry present 20m to the southeast from 1893, probably backfilled between 1982 and 1989.
- 2.6 The geological maps show the site to be underlain by Undifferentiated Strata (mudstone, siltstone and minor sandstone) of the Pennine Lower Coal Measures Formation. No superficial deposits are shown on the site. One fault is shown to cross the west of the site, trending approximately north-northwest to south-southeast. The western side of the fault is estimated to have been downthrown by around 3m.
- 2.7 A Coal Mining Stability Risk Assessment was undertaken by ARP Geotechnical Ltd (Ref: TRN/01/JR, dated 28th November 2014), for the larger site area, and this concluded that there is the potential for shallow coal mine workings to affect the stability of the site, and a rotary borehole investigation should be undertaken. The mine entries on the site should also be located and appropriately recorded, to allow the safe treatment of the features. The investigation will be undertaken once the Coal Authority Permit is received.

- 2.8 The strata beneath the site are classed as a Secondary A Aquifer. There are no groundwater abstractions within 1km of the site. The nearest surface watercourse is Falhouse Beck, at 125m to the southeast. There are no surface water abstractions within 1km of the site.
- 2.9 Basic Radon Protection Measures are recommended for the proposed properties on the site. There is a backfilled quarry 20m to the southeast, possible shallow coal mine workings, and mine adits on the site. Gas wells will be installed and monitored as part of a forthcoming mining investigation, and will be reported on completion.
- 2.10 In all of the trial pits, a cover of brown sandy clayey topsoil was present between 0.1m and 0.2m thick. At locations TP1 and TP4 only, natural strata were present beneath the topsoil. At the remaining locations, made ground was present to depths of between 1.2m and 1.5m in the north and to at least 1.1m in TP2 and 1.4m in TP3 (the base of the made ground was not proven in the latter two pits). The made ground typically comprised brown sandy clay and clayey sand, with pockets of gravel of mixed lithology, including mudstone and coal. Occasional fragments of black timber, concrete, brick and metal were identified in TP2 and TP3. Beneath the made ground and topsoil/upper natural deposits identified above, orangish brown and grey sandy clay was present, with occasional angular gravel of coal and sandstone. The depth to the base of the clays ranged from 1.5m to 2.56m. In TP5, underlying the made ground, was dark brown angular gravel and cobbles of mudstone and rare ironstone set in a matrix of firm grey clay from 1.2m to 2.3m, and subsequently underlain by the firm gravelly clay. In TP4 underlying the clay, light grey clayey sandy gravel with cobbles and boulders, of sandstone, was identified to the base of the trial pit. Solid strata were encountered in two of the trial pits at depths of 2.1m and 2.56m comprising very weak mudstone and medium strong sandstone.
- 2.11 The contamination testing, carried out on one sample of topsoil, one sample of subsoil and four samples of made ground, did not identify any concentrations of contaminants requiring any remedial measures. However, it is still necessary to have in place a method statement for the assessment of any soils to be imported, in order to satisfy the Regulatory Authorities that the soils are suitable for use on the site, in terms of human health. This needs to be independently confirmed, in accordance with the guidance supplied in the document produced by the Yorkshire and Lincolnshire Pollution Advisory Council (YALPAG): "Guidance on the Verification Requirements for Cover Systems". The measures described below will be required to ensure compliance with the document.

3.0 Imported Soils

- 3.1 If any imported soils are required, the source will need to be confirmed, and the material tested for the attached suite of contaminants, to comply with the maximum screening values listed. The frequency of testing is given on the table below.

Material Type	Number of Samples
Topsoil or subsoil from greenfield site or manufactured source	Minimum 3No. or 1 per 250m ³ (whichever is greater)
Topsoil or subsoil from brownfield site or screened source	Minimum 6No. or 1 per 100m ³ (whichever is greater)

- 3.2 The material should be placed in quarantined stockpiles and once a stockpile has been approved by the Engineer, no further material should be added to the stockpile, and any further import should be stockpiled separately. Further testing shall be carried out where any mixing is suspected to have occurred.
- 3.3 As and when required, the soils will be used around the site as the development progresses, and it will be necessary to verify that the appropriate soils have been placed, and not soils from any other source. This will be achieved by excavating trial pits on the basis of around a maximum 25 spacing. The trial pits will be photographed, to include a reference scale, and the photographs included within any report to enable the location on site to be identified.
- 3.4 If space is insufficient on the site to store quarantined stockpiles, the soils can be placed directly into the appropriate gardens/landscape areas, but samples of each material would need to be taken and tested directly from the trial pits within the gardens, described in 3.3 above.
- 3.5 The results of all the laboratory analysis, sample descriptions, plans, and import documents, will form part of the Soils Validation Report.

4.0 Unexpected Contamination

- 4.1 Any unexpected contamination uncovered during the works shall be inspected, sampled and analysed in laboratory for the suite of determinands appended to this Method Statement, and compared to the maximum concentration levels listed on the enclosure. Works on the affected materials shall cease until the appraisal is complete and, if necessary, a Remediation Statement is to be prepared and approved by the Planning Authority before work is recommenced.