

Mitchell Garrington
Redrow Homes
Faraday Office Park
Basingstoke
Hampshire
RG24 8QQ

CAT/RAN/44161-007

27 September 2021

Windmill Views, Barnham

Dear Mitchell,

We write to report on the verification of the capping placed in the garden of plot 49 at the above site. Eastwood & Partners produced a letter (ref 44161/005, dated 22 September 2020) summarising the remedial requirements for the site following the identification of glass fragments in the topsoil. This letter states that a 450 mm layer of clean soil is required in garden areas over any unsuitable soil (currently deemed to affect plots 3-4, 6-7, 9-15, 33-42 and 47-49), with a geotextile marker layer the base. Asbestos fragments were then later identified in the eastern area of the site and it was recommended that plots in the affected area (plots 12 to 15) should have the capping thickness increased to 600 mm with an anti-dig layer at the base.

Verification of Capping Thickness

We visited site and excavated one verification pit in the rear garden of plot 49 on 24 September 2021. Photographs of the verification pit are enclosed. The following materials were encountered:

Plot	Description	Thickness (mm)	Total Depth (mm)
49	TOPSOIL: Dark brown slightly clayey, slightly gravelly sand. Gravel is fine to medium, sub-rounded to rounded of wood fragments and occasional sandstone.	300	600
	SUB-SOIL: Yellow/brown slightly sandy, slightly gravelly clay. Gravel is fine to coarse, sub-rounded to sub-angular of flint with rare brick fragments. Black geotextile marker membrane at base, hard below.	300	

The required minimum capping thickness has therefore been achieved.

Directors: P Richardson BSc CEng MICE FStructE S R Ellis BEng CEng MStructE MICE C A Topliss BSc CEng CSci CGeol SiLC MICE FGS
S J English BEng CEng MStructE A R Priest BEng A G Marshall BEng CEng MStructE
Technical Directors: A Allison BEng M P Chappell BEng IEng AMStructE K Edwards MSc CGeol FGS
P A Harrison BEng CEng MStructE C Hodge EngTech MICE A J Kerslake BEng FGS
Senior Associates: S J Mitchell BSc MSc CEng MEI MCIBSE MASHRAE
C A Wood BSc, CEng, MStructE, MICE M Dyson BSc CEng MStructE
Associates: A M Cross MEng CEng MICE A Lavelle MEng CEng MICE S R Jackson MEng CEng MStructE R A Noble BSc FGS
Consultants: S D Preston BEng CEng FICE FStructE K R Pursall BEng CEng MStructE

Capping Material – Topsoil

We have been informed that the topsoil used in the capping layer was imported from The Woodhorn Group's Tangmere Composting Site.

The material is a manufactured topsoil and was supplied with certification undertaken by Tim O'Hare Associates LLP in their letter referenced TOHA/20/7135/SS, dated 26 August 2021. This letter reports the results of the testing of one sample of topsoil from the Tangmere Composting Site. It includes details of the chemical and physical properties of the topsoil and the results indicate that the material is suitable for re-use as multipurpose topsoil which will not pose a risk to human health.

It is therefore considered that this demonstrates that the soil placed in plot 49 is both chemically and physically suitable.

A sample of the topsoil was however collected from the verification pit during the site visit. This was dispatched to the chemical testing laboratory and tested for a generic suite of common contaminants. The results are awaited and will be reported on once received.

Capping Material – Subsoil

The subsoil used in the capping layer was site won material. No elevated levels of contaminants were identified during previous rounds of investigation. The natural site-won subsoil was therefore considered suitable for re-use and no further testing of this material was considered necessary.

Conclusion

The material used in the capping is considered to be physically and chemically suitable for use in a residential setting. The capping thickness encountered is also considered to be sufficient and in accordance with the Remediation Strategy. The capping placed in the garden of plot 49 is therefore considered to be satisfactory. The results of additional testing will be reported on once received.

Yours sincerely



Ruth Noble

Associate

Enc. Verification pit photographs

Tim O'Hare Associates 'Topsoil Analysis Report' ref TOHA/21/7135/SS



Verification pit – Plot 49



Capping depth – plot 49



Capping materials – Plot 49



Plot 49 rear garden



Plot 49 – edge of placed capping material (adjacent to garden wall which is to be constructed)