

Forest Heath & St Edmundsbury councils



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# Topsoil - Local Authority Perspective

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# PLANNING REGIME

- Local Authorities differ in approach from NHBC and from each other regionally.
- Application – Phase One Desk Study (with walkover)
- Pre-Commencement conditions – Intrusive Investigations & Remediation Scheme
- Pre-Occupation conditions – Validation Report

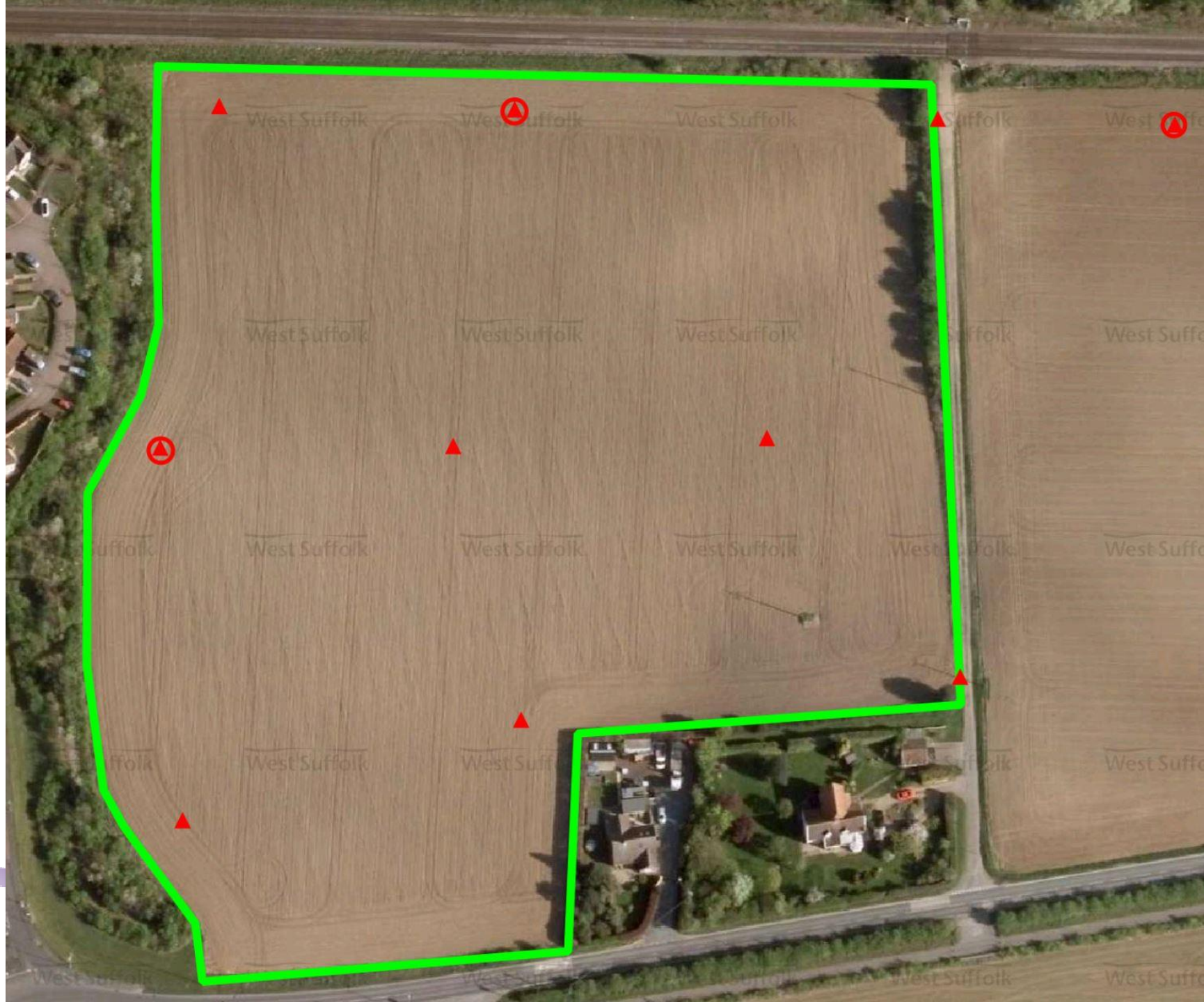
# CASE STUDY 1

- Greenfield development in Bury St Edmunds
  - Characterise existing Topsoil properly
  - Think conceptually
  - More investigation can save a £££
  - Consider Sustainability



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## Consultant recommendations:

- Remediation is required to protect human health, the environment and new planting from contamination in the soil. Recommended remedial measures include:
  - Capping of gardens/soft landscaped areas;
  - Excavation and removal of hotspots;
- Have not recommended further investigation!

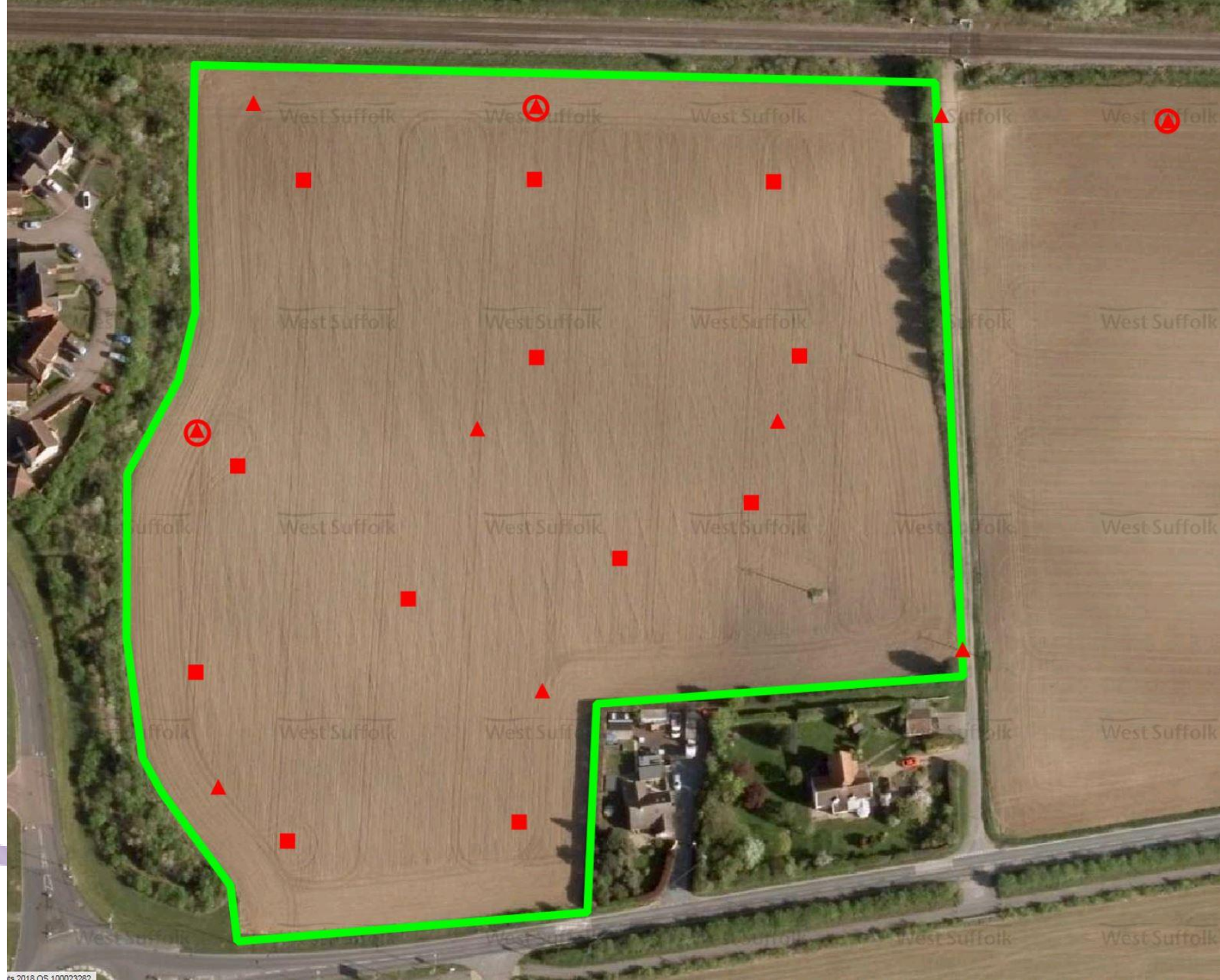
## Why Further Investigation?

- Is there a specific source of contamination?
  - Not enough data.
- Hot Spot or Gross Contamination?
  - Not enough data.
- Can we reuse any Topsoil?
  - Not enough data.
- Are we paying to dispose of suitable for use Topsoil?
  - Probably.

# Consequences of insufficient Investigations?

- Disposal of suitable for use Topsoil
  - Extra costs:
    - Disposal of soil / Importing 'clean' Topsoil / Validation Reports
  - Extra lorry movements
    - Nuisance to neighbours / Additional air pollution
  - More Admin
    - Waste transfer tickets / Invoices / Validation reports





## CASE STUDY 2

- Brownfield Redevelopment Bury St Edmunds
  - Stick to the Remediation Method Statement.
  - Get it right first time.
  - Subsoil is important too.
  - Works after completion will be expensive and awkward.

## What went right?

- Thorough Desk Study identified former uses and current risks
- Good investigation identified and characterised Made Ground and Natural soils.
- Remediation Method Statement (RMS) specified quality and thicknesses of Topsoil and subsoil
- RMS identified locations of validation points and analysis regime.



# Validation logs

## VAL.01 and VAL.02:

- Imported topsoil materials from GL to 0.25 and 0.45mbgl.
- Imported orange gravelly sand\* underlying the topsoil to up to 0.6mbgl.

## VAL.03 and VAL.04:

- Imported topsoil materials from GL to 0.2mbgl.
- Imported crushed concrete/"type 1" material (described as grey, orange, white and dark grey sandy gravel of fine to coarse angular to rounded crushed concrete, brick, quartz and flint".

## What went wrong?

- Deviated from RMS
- Topsoil not sufficient thickness
- Topsoil placed straight on to piling mat
- Chemical analysis confirmed that piling mat material also contained Asbestos and TPH

## Consequences of poor remedial works?

- Delays to houses being completed
- Turf and fences removed and replaced to enable corrective works
- Additional consultants report and costs
- Possible cross contamination of Topsoil

# VALIDATION REPORTS

- Waste disposal tickets
- Topsoil delivery tickets
- Topsoil certification AND independent testing
- Confirmation of thickness
- Photographs - Before, after, during
- Consultants Report



# Good practice example 1:



## Good practice example 2:



# Good practice example 3:



## THINGS TO REMEMBER...

- Close dialogue with Local Authority to ensure most sustainable remediation
- Don't deviated from the agreed Remediation Method Statement
- Validation should be easy if you've followed the RMS

# ANY QUESTIONS?

