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Remediation Strategy

Land adjacent to Knot Inn, Rushton Spencer

May 2023



Land adjacent to Knot Inn, Rushton Spencer

Document Title: Remediation Strategy

Document no.: STV6007-R02-Rev A

Date: May 2023

Client: Chris Miles

Issuing office: Soiltechnics Ltd
Cedar Barn, White Lodge, Walgrave, Northampton. NN6 9PY
Tel: 01604 781 877 E-mail: mail@soiltechnics.net

Document history and status

Revision	Date	Description	Author	Reviewer
A	May 2023	First Issue	CR	MOH



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Drawing Register

Title	Produced by	Date	Reference
Exploratory Hole Location Plan	Soiltechnics	April 2023	STV6007 -01-A
Block and Location Plan	Tony Holt Design	03/02/23	323617-001

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1 Introduction

1.1 Scheme Outline

- 1.1.1 This report outlines a remediation strategy for the Land adjacent to Knot Inn, Station Lane, Rushton Spencer, SK11 0QU.
- 1.1.2 The site is located to the east of the former Knott Inn, to the south of Station Lane, Rushden Spencer, Staffordshire.
- 1.1.3 The proposed development comprises 1 No. residential dwelling with associated private garden and driveway with a garage.
- 1.1.4 Planning permission was granted upon appeal (Ref: APP/B3438/W/21/3283569) with contaminated land planning conditions relating to Condition 1 of EA correspondence from the original planning application in July 2020 (SMD/2023/0067).
- 1.1.5 A series of existing and proposed site plans are presented in Appendix A.
- 1.1.6 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the report.

1.2 Site Setting

- 1.2.1 The site is currently unoccupied comprising of a grassed field which extends to the south. Adjacent sites are occupied largely by agricultural fields with residential properties to the east. The topography of the site is generally flat with a slight fall to the east. A single track is noted running from the access (northern boundary) along the western boundary to the wider field to the south. An unnamed watercourse flows adjacent to the site's eastern boundary.
- 1.2.2 Historically the site is recorded as open land (assumed of agricultural use), with track running east-west near northern boundary with little change between early 1800's to 2022 when the addition of an external barn to the northwest is noted.
- 1.2.3 The northern half of the site is located within a Source Protection Zone I (Inner Zone) with the remainder of the site located within Zone II (Outer Zone).

1.3 Brief

- 1.3.1 This report outlines a remediation strategy for the Land adjacent to Knot Inn, Station Lane, Rushton Spencer, SK11 0QU.
- 1.3.2 The objective of the remediation strategy is to provide a record of how the developer will meet and carry out the remediation objectives which are specifically localised to proposed areas of soft landscaping in and around previously identified areas of contamination.
- 1.3.3 The Remediation Strategy will be carried out following the principles of BS10175: 2011+A2:2017 'Investigation of potentially contaminated sites – Code of Practice' and the Environment Agency's Land Contamination Risk Management guidance.