Applebee House
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Burbage
Hinckley
Leicestershire
LE10 2LJ.

Hinckley & Bosworth Borough Council.
Planning Dept.
Argents Mead.
Hinckley.
Leics.
LE10 1BZ

17th of December 2010.

F.A.O. Ms S. Fryer./ Ms E.Mattley

Dear Madam,

Ref: Narrows House. 10/000681/FUL

Further to the email received from Ms Fryer on 16/12/10 and our subsequent discussion with Mr. Rawden of Environmental Health please find below and attached further information with regards to the land contamination procedure carried out on this site.

Background/History

As far as we are aware the existing building on this site has been used as a hosiery storage building and latterly as a general warehouse/storage building.
There is no evidence that the building was used for any other purposes and was not used as a garage or workshop, the site does not have any vehicular access.

Initial Survey.

The site is approxiamately 11 metres square reasonably flat and uniform and the soil appeared to be consistent across the site. We therefore followed the advice of the laboratory and took 2 number 2kg soil samples from the site. The positions of these samples are indicated on our attached drawing and are referenced as follows:

Sample1 (Front of site sample) relates to Lab Reference: 10209454
Sample 2 (Rear of site sample) relates to Lab Reference: 10209455

Soil Examination Results and Rational.

The soil samples were tested by Staffordshire C.C. Scientific Services, sample reports are attached.
The laboratory advises us of their testing procedure as follows:

"The analysis suite of for these materials covers inorganic and organic contaminants which commonly occuring contaminated land samples. The samples provided show no significant levels of metals or organic components present.
Assessment of organic contaminants is done initially by analysing the materials for total extractable petroleum hydrocarbons (EPH) which are grouped into compounds by carbon number such as C10-16,C16-24 and so on. We use a trigger level of around 500mg/l for the total EPH figure above which the material may be tested for other organic contaminants such as PCBs, PAHs, Phenols, Dioxins, Herbicides, Pesticides etc. The two soil samples in question have low total EPH levels which are in all probability due to naturally occurring organic compounds within the soil humus. A site description and history would also indicate if there were any potential problems in terms of organic contamination, for example if the site had been used as a garage or workshop. Using indicator levels for the total EPH reduces the need for expensive and unnecessary testing and together with the site risk assessment should give a good characterisation of the site and highlight any potential problems which may be further investigated."

Conclusions:
"No significant concentrations of metals or organic contaminants are present in the samples. As far as can be ascertained from the above examination the soil may be regarded as uncontaminated and is suitable for use in a residential setting or in allotments and open spaces."

We presume this now answers your previous queries.

Yours Faithfully,

Mr & Mrs Alan J Parker.