



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

████████████████████
bekenviro.co.uk

01254 377622

Our Ref: BEK-23127-260506-PH

6th May 2026

PRINGLE HOMES

The Coach House Hollowforth Lane
Woodplumpton
Preston
PR4 0BD

Land at Crow Trees Brow, Chatburn – Remediation Verification for Garden Plots

Background

BEK Enviro (BEK) has been commissioned by Pringle Homes to prepare a verification letter for the remediation work completed in the garden areas of their residential development at Crow Trees Farm, Chatburn, Lancashire (hereafter referred to as 'the site').

The development comprises 37 residential units, alongside the refurbishment of the Grade II listed farmhouse and conversion/extension of the existing dairy building.

The approved remediation works are detailed in the BEK Remediation Method Statement (Ref: BEK-23032-3 (Rev D), May 2025).

BEK understands that the installation of the ground gas mitigation measures have been validated by Betts Geo Environmental.

Remediation Strategy - Contamination

Marginally elevated concentrations of PAH compounds were found to be present within three locations of made ground at the site. The three locations are beneath hardstanding and/or buildings which will act as a break layer between the contamination and future site users.

A watching brief should be utilised during development in the north of the site to ensure that no made ground is present within any garden/landscaped areas. Should made ground be encountered within these areas it may be necessary to undertake additional testing.

No elevated contaminants of concern were noted within any of the topsoil samples taken from the remainder of the site and the topsoil is considered to be suitable for use in residential gardens.

Verification

Sampling of the topsoil across the greenfield areas of the site has been undertaken during the BEK site investigation, the results of which are presented in the BEK Site Investigation and Ground Assessment, Ref: BEK-23127-1 (Rev B). The results show that the topsoil is suitable for use in residential gardens.



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Pringle Homes confirms that the topsoil at the site has been used in ALL residential gardens at the site. No additional soils have been imported to site.

In addition, Pringle Homes (and their appointed groundworkers) confirm that ground conditions were as anticipated during works, and no unexpected ground conditions or areas of contamination were identified.

I trust the above is satisfactory. Should you require anything further please do not hesitate to contact the undersigned.

Yours sincerely

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████████████████████

MICHAEL BUCKLEY

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