Online Comment

Application	H01-0779-23
Location	Land off Stonegate Cowbit Spalding
Proposal	Details of scheme to deal with contamination (Condition 13 of H01-0823-19)

Name	Sue Armour
Address	Team Leader Environmental Protection SHDC
Date Submitted	29-11-23
For/Against	Objections

I have reviewed the Elemental GI Ltd 'Remedial Method Statement for Land North of Stonegate Cowbit' ref E22203/3/3 dated August 2003 rev 3. I am not able to recommend discharge of condition 13 of H01-0823-19 at the current time. Please pass my comments below to the applicant.
Ground gas - The PHASE 2 GEO-ENVIRONMENTAL INVESTIGATION FOR LAND NORTH OF STONEGATE, COWBIT' Ref E22208/2/1 dated January 2023 stated 'At this stage it is considered likely that ground gas protection measure would be recommended to a 'CS2' classification level, subject to regulatory approval and completion of final monitoring visits.' These monitoring visits have not been reported and therefor the ground gas regime cannot be considered adequately characterised. It is not therefore possible to design the ground gas protection measures.
In addition, the RMS presented does not contain the usual details expected - there is no classification of the site under BS8485 and the design proposed lacks the necessary details. No membrane has been specified, and whilst appendix 1 does contain some drawings detailing the relationship between the floor slab, membrane, walls etc. they are not referenced in the text, nor does the membrane cross the cavity wall.
Proposed cover system - I request further clarification regarding the thickness of the proposed cover system, and the likely effectiveness of the formal barrier.
The maximum recorded concentration of Benzo(a)pyrene (at 10 times the selected screening level) would be at just 0.7m depth in the proposed development, with another sample showing roughly 5 times the screening value at 0.65m depth.
No details of the formal barrier have been given, other than a 'robust semi-permeable geotextile marker/ break layer'. No details of, for example, tree pits etc have been given, will future residents be restricted on garden use? has consideration been given to a physical 'no dig' barrier?
No specification of sampling rates for imported soil has been given.