



Planning Services
South Holland District Council
Priory Road,
Spalding,
Lincolnshire
PE11 2XE

Date 19/04/2016

Subject: Former Petrol Filling Station, Broadway, Crowland (Ref.: UK14.1470)
Planning Ref.: H02-0147-15

Dear Sir / Madam,

EPS Ltd is pleased to provide the following documents in relation to the proposed discharge of parts i), ii), and iii) of planning condition 3 for planning reference H02-0147-15:

- Supplementary Sampling Report – Former Broadway PFS, Crowland, Lincolnshire PE6 0BH (EPS Ltd – 13th June 2014)
- Quantitative Groundwater Risk Assessment - Former Broadway PFS, Crowland, Lincolnshire PE6 0BH (EPS Ltd – 23rd October 2014)
- Phase I & II Geo-Environmental Assessment - Land Adjacent 59-61 Broadway Crowland Lincolnshire PE6 0BH (EPS Ltd – 12th June 2015)
- Letter Report – 12th April 2016 – Groundwater Monitoring – 2016
- Remediation Review and Remedial Method Statement/ Verification Plan – Former Broadway PFS, Crowland, Lincolnshire PE6 0BH (EPS Ltd – 12th April 2016).

In order to assist in the review of these documents in respect of the planning conditions, I have prepared a summary table on the following pages which advises which documents address each respective condition. It is important that this covering letter with attached table are considered alongside the above referenced reports.

I trust this is clear however if you have any queries or would like to discuss anything in more detail please don't hesitate to contact me.

Yours sincerely,

Giles Lock
EPS Ltd

Planning Application ref: H02-0147-15 Erection of 3 detached and a pair of semi-detached bungalows with detached garages			
Condition number	Responsibility	Relevant Reports / Documentation	Summary
Condition 3i) <i>A desk top study carried out to identify and evaluate all potential sources of contamination and the impacts in land and/or controlled water relevant to the site. The desk top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works / quantitative risk assessment (or state if none required).'</i>	EPS Contact: Giles Lock	Supplementary Sampling Report – Former Broadway PFS, Crowland, Lincolnshire PE6 0BH (EPS Ltd – 13 th June 2014) Quantitative Groundwater Risk Assessment - Former Broadway PFS, Crowland, Lincolnshire PE6 0BH (EPS Ltd – 23 rd October 2014)	These reports include a desk top study, conceptual site model, various intrusive investigations, summaries of their findings, generic and quantitative risk assessments for human health and groundwater and on-going groundwater monitoring data.
Condition 3ii) <i>If identified as being required following completion of the desk top study, site investigation shall be carried out to fully and effectively characterise the nature and extend of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principal in order that any potential risks are adequately assess taking into account the sites existing status and propose new use.</i>	EPS Contact: Giles Lock	Phase I & II Geo-Environmental Assessment - Land Adjacent 59-61 Broadway Crowland Lincolnshire PE6 0BH (EPS Ltd – 12 th June 2015) Letter report – 12 th April 2016 – Groundwater Monitoring – 2016.	

Planning Application ref: H02-0147-15 Erection of 3 detached and a pair of semi-detached bungalows with detached garages			
Condition number	Responsibility	Relevant Reports / Documentation	Summary
Condition 3iii) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled water affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and approved in writing by the LPA	EPS Contact: Giles Lock	Remediation Review and Remedial Method Statement / Validation Plan – Former Broadway PFS, Crowland, Lincolnshire PE6 0BH (EPS Ltd – 12 th April 2016).	This report presents the evidence of historical remediation that has been carried out based on EPS review of historic reports previously prepared and submitted to the council. It also provides detailed plan of further remedial measures proposed at the site under the current development to discharge the relevant part of the condition. Details of the verification work needed to validate the remediation are also included.
Condition 3iv) <i>Two full copies of a full disclosure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved method statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.</i>	EPS Contact: Giles Lock	To be provided upon completion of the works	