Online Comment

Application	H02-0659-18
Location	Land at Harvester Way Crowland PE6 0GB
Proposal	Erection of 100 dwelling and associated works - outline approval H02-1087-14 allowed on appeal

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Name	Sue Armour
Address	Environmental Protection Officer South Holland District Council
Date Submitted	23-07-18
For/Against	Comments

Further comments are expected from my colleague with respect to noise at this location. My comments relate to land contamination only.

The desk study and site investigation report submitted at outline stage indicated that further consideration was required and my colleague expected this at reserved matters stage. As this information has not been received I request the following condition:
3) The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.
i) As identified by the site investigation report BRD2186-OR2-A 'Phase 2 - Geo-Environmental Site Investigation Harvester Way, Crowland', further investigation shall be carried out to fully and effectively characterise the nature and extent of the ground gas regime. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
ii) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters 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 without the express written agreement of the LPA. 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 agreed in writing by the LPA.
iii) Two full copies of a full closure 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. Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.
The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.
Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.