

Online Comment

Application H02-0859-19
Location Land off James Road Crowland
Proposal Details of scheme to deal with contamination (Condition 12 of H02-0771-18)

Name Sue Armour
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Date Submitted 09-10-19
For/Against Comments

I have reviewed GeoDyne Combined Phase I Desk Study & Phase II Exploratory Investigation for Seagate Homes - Project No. D38094 V1.0 - Dated 31st October 2018. The report does not consider the whole of the applicant area, and only covers the residential area to the west of the A16. The area to the east of the A16 is not included. Use as an allotment does constitute the introduction of a vulnerable receptor to a new area of land, and as such consideration of the area to the east of the A16 is required prior to the discharge of condition 12 of H02-0771-18.

With respect to the area of proposed residential development covered by the report, I make the following comments:

I am in general agreement with the findings of the report, and consider that either further site investigation or remediation is required at this location. Either of the two remedial options presented are acceptable from a land contamination perspective, although a land raise of 0.60m may need to be agreed with the planning department if that is the selected option. My preference would be for further site investigation with the aim of retaining reworked topsoil on site, although a suitably robust dataset would need to be obtained to allow the appropriate use of statistics.

Should remediation be the chosen option, a suitably detailed remediation method statement will need to be agreed with this department. For clarity, I would refer the consultant to the YALPAG Guidance 'Verification - Requirements for cover systems; which can be downloaded from <https://www.sholland.gov.uk/article/11653/Planning-Application-Consultations-Condition-Discharge> for acceptable sampling rates for imported materials, and verification requirements.

I note that potential remediation activities have not been included in the construction management plan, submitted separately. That document may need to be revised depending on the options chosen. (NB EP comments will follow separately on that matter)

If remediation is the chosen option, and a plot by plot release is required, this will need to be agreed in advance with the planning department as part of the remediation method statement.