Online Comment

Application	H05-0737-16
Location	Orchard House Fleet Road Holbeach PE127BX
Proposal	Details of existing and proposed site levels and proposed floor levels, contamination report, large scale details, foul surface water disposal, materials of construction and design and means of enclosure and external illumination (Conditions 2,4,15 (part), 17,18 and 19 of H05-0077-16).

Name	Sue Armour
Address	Environmental Protection Officer South Holland District Council

Date Submitted	30-04-18
For/Against	Comments

Re: H05-0737-16 Orchard House, Fleet Road, Holbeach
We have reviewed GD Pickles Limited report ref. 'Environmental Assessment Report Conversion of Former Health Facilities to Dwellings and Development of New Terraced Dwellings at Fleet Road, Holbeach for Invicta Developments Limited GDP Project Number 1804' dated 9/3/2018 and are unable to recommend discharge of the contaminated land condition at this time.
We make the following comments:
The consultant has undertaken a limited survey of the soil in high exposure areas and identified elevated levels of Poly Aromatic Hydrocarbons (PAH's), lead, soil physically unsuitable for retention in a domestic garden, and soil containing a variety of asbestos present as both board and fibres. The soil is physically widespread, however the vertical extent of this soil has not been determined.
The consultant has identified that remediation is required before the development is considered suitable for a residential end use, and we agree that remediation is required.
The following relates to the 'Fleet Mews' area of the development.
The remediation proposals presented at the current time are basic and at this stage do not provide sufficient protection to future site users.
We suggest that if soil contaminated with asbestos is to be retained within residential garden areas, that an engineered cover system is required to break the pathway. This must be robust, durable and difficult to remove, and include both a physical 'no dig' barrier such as compacted gravel and a warning membrane. Future occupiers must be made aware of the restrictions this places on the future use, and the need for caution when installing ponds, fences etc. We do not consider that a surface membrane overlain by gravel/ slabs will provide sufficient protection to future site users, nor be a suitable deterrent to removal.
We also consider that the LPA and the developer consider the long term implications of leaving asbestos containing soil within the development and how this will be managed, in terms of extensions, new fencing, ground worker exposure (e.g. service repair) and public perception of harm.
We look forward to receipt of a revised remediation method statement and a detailed proposal for independent verification.
Please could you clarify the situation with respect to 'Orchard House'? Does it form part of this planning application? If so, what is the situation with respect to the garden areas? Are they public open space, or residential gardens? Without knowing, it is not possible to consider the parts of the report which relate to that area any further.