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	15-05-18
For/Against	Comments

Remediation Method Statement - Conversion of Former Health Facilities to Dwellings and Development of New Terraced Dwellings at Fleet Road, Holbeach' GDP Project Number 1804-2 Dated 2 May 2018
I have reviewed the above mentioned report and make the following comments. It is not possible to recommend discharge of the planning condition at this time.
Orchard House
The extent to which garden areas are protected long term is still not clear, however with the exception of HP13 they are generally acceptable for a 'Public open space (POSresi)' or 'residential without home-grown produce' end use.
However the level of lead detected in HP13 at 1540mg/kg is well above the 630mg.kg C4SL level for POSresi. If the consultant considers this to be a skewed result due to paint flecks, I consider that some further sampling , say 3 samples, should be taken and analysed for lead in the immediate area to confirm this.
Fleet Mews
Clean Cover System - Private Garden Areas
- Any cover system needs to be sufficiently robust to withstand reasonable family use for the life of the properties.
- It is my opinion that the thickness and composition of the proposed cover system does not provide sufficient barrier to future excavation in garden and patio areas, even if a restrictive covenant is in place.
- In addition, the proposed 'Grono Artificial Turf' is guaranteed for only 10 years and, according to the manufacturer's website, 'can last up to 20 years' which is well below the lifetime of the properties. It clearly has a relatively short, finite life.

I therefore do not consider the proposals sufficiently robust to protect future site users.
Common areas
It is proposed to cap areas of public open space with hard landscaping and retain maintenance within a private company. The pathway is technically broken however how whether this is sufficiently robust long term would be a decision for the planner.
I understand that development has already commenced. Have service trenches been backfilled with imported gravel as set out in the report?
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