Online Comment

Application	H09-0613-21
Location	Land to the East of Chaffinch Way Holbeach Spalding
Proposal	Residential development of 81 dwellings, associated garaging, roads and sewers

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Name	Sue Armour
Address	Environmental Protection Officer SHDC

Date Submitted	24-08-21
For/Against	Comments

I have reviewed GeoDyne reports 'Land to East of Chaffinch Way, Holbeach - 9 Plots Combined Phase I Desk Study and Phase II Exploratory Investigation Project No: D41012' dated 27th April 2021 and 'Phase 2 Balmoral Way, Holbeach Combined Phase I Desk Study and Phase II Exploratory Investigation Project No: D41012 ' dated 28th April 2021 and request that both parts ii-iv of the standard land contamination condition and the construction management plan condition be applied at this location.
Please pass on the following comments to the applicant to assist with the discharge of the condition in due course.
Regarding 'Land to East of Chaffinch Way' I agree than remedial action is required, and a remediation method statement should be prepared and submitted for this area prior to the commencement of any work on site.
Regarding 'Phase 2 Balmoral Way' I make the following comments:
- I agree that further site investigation is required in the area of the identified hydrocarbon contamination and consider that delineation needs to be undertaken prior to the preparation of a remediation method statement.
- Sampling and testing of the made ground soil was limited, and it cannot be considered well characterised. I understand that it is physically and aesthetically unsuitable for retention in the near surface soils, and presume that this is the reason that further analysis was not undertaken. Asbestos was identified in one sample however the full extent of this contamination cannot be estimated from the sampling undertaken. The report suggests that retention and capping could be a suitable remedial solution at this location, with a physical 'no dig' barrier and warning membrane. If this is to be the case, this does pose a limit on the future use of the residential garden areas with only 600mm of growing medium proposed. I would therefore request that removal of permitted development rights is considered at this location, and that future occupants are formally made aware of the restrictions on the gardens use (e.g. implications for ponds etc.)
- Given the presence of asbestos, I request that our standard construction management plan condition is attached and that it includes the recommendations made in the prior for monitoring etc. during relevant works.
- I am concerned that the report mentions the soil stockpiles in the north western corner only briefly. No description, sampling or analysis was undertaken of these stockpiles, and no comments made about their ultimate destination. It is my understanding, following a conversation with the site manager of the phase 1 development back in 2019, that this is the deep made ground material removed from the southern part of the phase 1 development that was chemically and physically unsuitable for retention in a domestic setting. The applicant should also take advice as to the current legal status of this material, and if the CL:AIRE DoW CoP could apply if they propose to reuse it. The remediation method statement should be clear regarding the fate of these soils and the steps to be taken to prevent soil mixing with the made ground soil that exists on site.
- The remediation method statement must be prepared and agreed before the commencement of work on site, including any enabling works.