

Online Comment

Application H09-0848-18
Location 114 SPALDING ROAD HOLBEACH SPALDING PE12 7HJ
Proposal Details of archaeology and contamination (Conditions 9, 10, 11 & 12 of H09-0190-18)

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 24-09-18
For/Against Comments

I have reviewed the following EPS Limited reports: 'Phase I Geo-environmental Desk Study 114 Spalding Road, Holbeach, Spalding, Lincolnshire, PE12 7HJ ref. UK18.4055 dated 5th June 2018' & 'Phase II Geo-environmental Assessment, 114 Spalding Road, Holbeach, EPS ref. UK18.4055B dated 6th August 2018' which were submitted in respect of condition 12 of H09-0190-18. I cannot recommend full discharge of the condition at this time, however these reports satisfy parts i & ii. Further information is required to fully discharge this condition. Ground gas - I agree that the site should be classified at CS2. Details of the gas protection measures to be installed should be submitted, and verification of their installation will be required.

Asbestos - Given that a cover system is proposed, and that only one sample contained a very low level of asbestos fibres, a watching brief and plan of action during construction will be sufficient at this location.

Cover system - Due to elevated levels of both arsenic and lead a cover system based on BRE465 (2004) is proposed. I am not opposed to a cover system as a form of remediation at this location however, the current design resulting in a cover of 190mm soil appears to be based on imported soil containing 0.1mg/kg arsenic and 10mg/kg lead. I consider it highly unlikely that the developer will be able to source soil at that concentration given that British Geological Survey give background concentrations of Arsenic at around 19mg/kg and lead at around 33mg/kg for the Holbeach area. I therefore request that more realistic calculations are presented along with a site specific remediation method statement. This should include details of the verification measures proposed, and the developer is referred to the YALPAG document 'Verification requirements for cover systems v3.3' for guidance.