

Ashley King (Developments) Ltd
T/A Ashwood Homes
1 Goodison Road,
Lincs Gateway Business Park
Spalding
PE12 6FY

Monday, 27 March 2023

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

For the attention of Dave Gedney,

Re: H09-0288- 15 Land Off Balmoral Way, Holbeach, Spalding - Discharge of Planning Condition 4

Please find the information below and enclosed for you to consider the discharge of condition 4 following the response dated 20-03-2023

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to

and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Items i) and ii) were signed off on 18-12-2019 by Sue Armour leaving items iii) and iv) only.

In response to items iii) and iv) and referencing the further comments raised on 18-03-2023 by Jeanette Reith

This supplementary report does not meet the verification requirements for gas protection measures as outlined in the technical guidance produced by YALPAG in 2016. For example, there are no plans or photographs, we do not know the competency of the installers or of the Harlor employee who carried out the visual inspection of the membranes. I appreciate that in retrospect it is not easy to evidence the installation process and that Geodyne have stated that 'no further works or mitigation are necessary', however there are limitations to accepting information obtained from third parties

All gas membrane works were undertaken in accordance with drawing 72-GMD-01 - Gas Membrane Detail, copy of which is attached.

This drawing was submitted to SHDC Building Control and we refer to the response dated 04-08-2020, copy attached, which confirms that works on site were being undertaken in accordance with this drawing.

We also note that LABC Warranty inspections were being undertaken at all stages of the build for each plot. We attach a technical overview document provided by LABC which specifically references raising a defect issue on one plot in relation to the gas membrane, which was resolved on site. This further evidence that gas membranes were being verified on site as part of the construction build.

We have provided signed records from site, contained within the Geodyne Report, but these should be read jointly with the above inspections that were carried out by both SHDC Building Control and LABC Warranty Team. Without sign off from both parties, CML and Warranty would not have been possible on these plots.

Evidence that the elevated soil plateau (comprised of waste materials) that was situated in the central-southern section of the site was removed?

We reference back to comments raised by the SHDC Environmental Health Officer on 18-12-2019 that “Since the report has been written there have been significant changes on site, including the removal of the soil mound in the southern area of the site”.

We attach a set of site pictures at the beginning of the site showing the clean site with the soil mound which was subsequently moved to Balmoral Way Phase 2 (next door).

In accordance with the Remediation Method Statement from Balmoral Way Phase 2, ref H09-0613-21, this soil was removed offsite by Mick George in August of 2022. Copies of the waste transfer tickets are attached.

Was an asbestos survey carried out as recommended?

The site was demolished and stripped prior to us starting on site. Standard Health and Safety precautions were utilised by our groundworker in relation to any unknown contamination in the ground. Refer to the site photos at commencement of the site works, as attached.

Was any topsoil imported to the site for the garden areas? If so, was it certified as 'clean' and what depths were used?

Topsoil was stripped from site and reused on the plots – all topsoil from site was classed as clean within the original Geodyne report. No import of topsoil was necessary on the site.

Should you have any questions or require any further information to enable you to consider fully and discharge the condition please do not hesitate to contact us.

Yours faithfully

Gavin Baxter, BSc (Hons)
Technical Manager