

Online Comment

Application H09-1021-20
Location Land at Foxes Lowe Road Holbeach Spalding PE12 7PA
Proposal Residential Development - Erection of 13 Dwellings

Name Sue Armour
Address Environmental Protection Officer SHDC PE11 2XE

Date Submitted 04-01-21
For/Against Comments

I have reviewed the bsp consulting 'Foxes Low Road Holbeach Phase I Desk Study Project: 17-0574 Date: February 2019' and make the following comments:

The report identified that the site had been used by a shed manufacturer. No mention of this, or the potential contamination implications, were made when identifying contaminants of concern or sources of contamination. In addition a full walkover was not possible due to the overgrown nature of the site. If sheds were manufactured on site, then timber treatment on site would be considered highly likely I therefore consider that when the phase 2 site investigation is undertaken that this be included.

I recommend that the following condition be placed on any permission granted at this location:

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 unless the LPA dispenses with any such requirement in writing.

i) 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.

ii) 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 without the express written agreement of the LPA. 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.

iii) 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. Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.