

Online Comment

Application H09-1024-18
Location LADYSMITH HOUSE CRANMORE LANE HOLBEACH PE12 7HT
Proposal Change of use of land from paddock to residential

Name Sue Armour
Address Environmental Protection Officer

Date Submitted 03-12-18
For/Against Comments

I refer to my previous correspondence and concerns regarding the potential for backfilled land / landfill to be present on site.

Mrs Fisher has done a lot of research in to the site history, and between us we established that there was the potential for the western most portion of the site (<10m) to be part of the backfilled brick pit which is present across around 2/3rd of their land.

Mrs Fisher offered to use their mechanical auger to open up some shallow holes, and myself and J Rands (EP Team Leader) have been to site this morning to inspect them. Four locations were chosen, two in the potential fill area and two outside the potential fill area. A maximum depth of 0.70m was achieved, with no progress in the SW corner, most likely to due to tree roots. Underlying around 0.10m of Topsoil was light to mid brown silty CLAY in all locations. There were no indicators of domestic type waste, one fragment of brick was found, as would be expected at a former brickworks, but no plastic or other anthropogenic material was identified.

Given the need to be proportionate, given that the proportion of their garden area that is potential backfill will decrease from two thirds to around half with the inclusion of this land, and in the scheme of things their exposure would not be significantly different, I request that if permission is granted, it is subject to the following condition:

'In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.'

I have discussed with the applicants that should they apply for planning permission for residential development in the future, they should expect a condition relating to land contamination.