

Online Comment

Application H11-0916-16
Location Station Road Long Sutton Spalding PE12 9BP
Proposal Proposed redevelopment of existing haulage yard for 40 dwellings

Name Sue Armour
Address Environmental Protection Officer SHDC

Date Submitted 06-02-19
For/Against Comments

I have briefly reviewed the provided document 'Site Investigation Report Nene Transport (Lincs) Depot Station Road, Long Sutton, Lincolnshire Report ref C13684' by Ground Engineering dated December 2015 and agree with the previous comments that conditions relating to remediation and verification are required. I therefore request the following conditions be applied to any planning permission granted:

1) 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) 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.

ii) Prior to the first occupation of any dwelling hereby approved, 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.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

Please note that my comments relate solely to land contamination, and that further comments from other officers may follow.