Online Comment

Application	H11-1083-18
Location	Pear Tree Farm St James Road Long Sutton PE12 9BA
Proposal	Details of Preliminary Environmental Risk Assessment, Geo-Environmental Report and Remediation Method Statement (Condition 9 i, ii and iii of H11-0245-18)

Name	Sue Armour
Address	Environmental Protection Officer SHDC
Date Submitted	22-11-18
For/Against	Comments

I have reviewed the following documents:
- Preliminary Environemntal Risk Assessmement, Pear Tree Farm, St James Road, Long Sutton by Delta-Simons, dated March 2018 Project no. 17-0252.02
- Geo-Environmental Report - Geotechnical Category 1 Pear Tree Farm, St James Road, Long Sutton by Delta-Simons, dated September 2018 Project no. 17-0252.03
- Remediation Method Statement Pear Tree Farm, St James Road, Long Sutton, dated September 2018 Project no. 17-0252.03

I make the following comments:
The information submitted is sufficient to discharge parts i & ii of condition 9, planning permission H11-0245-18.
When submitting the original planning permission, the form stated that the land was known to be contaminated. Why was this please?
With regard to part iii, I cannot recommend discharge of the condition until:
1. Specific details of the vapour proof membrane and ground gas protection measures need to be agreed. In particular, the ground gas monitoring results need to be re-addressed. The consultant has followed the NHBC traffic light scheme, which is not applicable in this instance as the proposed single dwelling is significantly larger than the NHBC type A house of 100m2 and also contains an integral swimming pool. My understanding is that design of hydrocarbon proof membranes around below ground structures is complex, and a specialist designer (as well as installer and independent verifier) may be required. In addition, verification of the installation of such measures should be as per the YALPAG guidance 'Verification of Gas Protection Measures'.
2. Clarification is required with respect to section 4.0. The text switches between 'tank' and 'tanks'. Do the proposals refer to all 4 tank locations?
3. The remaining proposals are acceptable.
Given the significant garden area, and the size of the property combined with the complexity of the installation of vapour membranes around swimming pools, if the applicant decides to undertake further site investigation to reduce the scope of the remediation that would also be acceptable and should be submitted to this department for review.