



To:
**South Holland District Council
Planning Department.**

20 November 2024

Dear Sir/Madam,

**Centurion Park, Land South of Roman Road, Moulton Chapel, PE12 0XQ
Outline approval H13-0844-17.
Proposed development of up to 58 houses.**

**Submission of details required by Condition 13 (iii) - verification of works to
address contamination
Partial submission to address completion of the first completed section of
development, 31 houses on Plots 1-27, 53-55, & 58**

This submission.

This submission is made on behalf of Postland Developments Ltd. and seeks approval of the applicant's verification of gas barriers installation and provides assurances on ground investigation. These are as required by the final part (iii) of Condition 13 of permission H13-0844-17 (quoted at the end of this letter).

The first two parts of Condition 13 of permission H13-0844-17 (investigations and method statement) were approved by approval H13-0858-20 on 22/04/2021.

Some 31 of the 58 permitted houses have now been completed and occupied. These are Plots 1-27, 53-55, & 58. A plan is submitted to show that completed first section (built by Postland Developments in two phases).

The nature of the precautionary measures taken (clean soil and gas barriers) mean that this completed first section can be verified without impact on future measures that will be carried out in the undeveloped part of the site.

Background

The bulk of the site was an agricultural field that did not require contamination investigation. The original investigation (see H13-0858-20) related to a small commercial element of the site, namely a former garage off Roamn Road that now forms the only access into the site. This former garage site comprised a 20m wide by 50m long plot which was covered by bare earth, mounds of demolition rubble, scrap



metal and two fuel tanks. This has all been removed from beneath the forecourt, leaving a 8m wide by 8m long excavation in the north-eastern corner of the site.

Fuel tanks on the old petrol filling station were removed in August 2020. This is recorded in the approved condition 13(i) & (ii) compliance application ref. H13-0858-20. The approved investigation showed only a low risk that petroleum pollution is present beneath the site. The results of assessment showed:

- Soil gas was present (elevated carbon dioxide) but at low risk given that houses are not going to be built on the garage site. However gas membranes have been installed across Phase 1 in accordance with the agreed strategy .
- Subsequent site works did not reveal materials that were contaminated.
- Physical measures necessary to manage residual risk are given in the previously approved report by Ground Engineering, dated March 2021 in approval H13-0858-20

Submission documents

The submission is listed below, comprising 8 documents plus this covering letter.

Record of completed houses

- a. Site plan 200F showing completed houses.

Postland Development' s Phase 1 covers 12 Plots, numbered 1-8, 53-55, & 58 and their Phase 2, covering 19 Plots numbered 9-27 (total 31 plots completed).

Ground conditions

- b. 15.11.24 Lucion Ground Engineering Validation Report.

Gas membrane installation verification

Summary: As detailed below, for the first phase (12 plots) *Visqueen* barriers were installed to and verified by Postland Developments.

The second phase (of 19 Plots) was undertaken by a Gas Membrane contractor (MB Membranes). They supplied and installed using a different recommended product (*Juta Gas Barrier*, specification follows below) which also met the relevant British Standard.

Sample photographs are provided but all record photographs are available on request.

- c. *Plots 1-8, 53-55, 58 (Postland's Phase 1 comprising 12 plots)*
- Visqueen Low Permeability Gas Membrane_datasheet
 - Phase 1 Gas membrane, checklist sign-offs by Postland Developments for all plots
 - Sample photograph Plot 54 (full set available on request)
- d. *Plots 9-27 (Postland's Phase 2 comprising 19 Plots)*
- Juta Gas-Resistant and damp proofing membrane GP1 Gas barrier. BBA-Certificate-2020
 - MB Membranes Ltd. Installation Completion Certificates 22_147 (1 for each of the 19 Plots)



- vi. Sample photograph Plot 22 (full set available on request)

Conclusion.

As confirmed by Engineers Lucion Ground Engineering (see their submitted report dated 15.11.24), the re-used field topsoil is suitable for use exposed at the surface in completed garden and landscaped areas.

The nature of the remedial action for gas precautions is the Plot-by-Plot installation of membranes.

All necessary verification has thereby been done for the first section of development and does not in any way inhibit any similar remedial action for the remainder of the Estate.

A future verification submission will of course be necessary to address the remainder of the site.

Yours sincerely,

Gordon Smith



Text of Condition 13:

13 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) 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. 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.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.