m a t r i x

p l a n n i n g

To:
Maxine Simmons
South Holland District Council
Planning Department.

28 August 2023

Dear Ms. Simmons,

H14-0259-23 - Land South of Green Lane/East of Bacons Lane
Contaminated land matters - Our *Contamination Assessment*

Condition compliance submission
Condition 4 of permission H14/0259/23
Supplementary phase two interpretive ground investigation report.

Summary: Condition 4 of the above permission requires a Ground Contamination Assessment to be agreed (described here as the 'Assessment'). Such an Assessment needs to be done before any subsequent Remediation Strategy is agreed- hence this current submission seeks agreement to the Assessment only

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This submission seeks a partial approval under Condition 4 of H14/0259/23. It only seeks agreement to the Assessment. **Our subsequent Remediation Strategy (RemStrat) cannot be completed until we have agreement to this initial stage.** The RemStrat can however follow as a second stage within a few weeks of receiving informal approval from the Council**.** This is offered in case the council wishes to approve both documents together.

The attached report provides the results of additional investigation required by the Council to comply with relevant parts of Condition 4 of permission H14/0259/23. It provides the additional information required by the Council in the e-mails to and from the Council attached as pages 57 and 58 of the Assessment.

Key planning considerations.
This permission has been implemented by virtue of access construction. Formal agreement to this is sought in the undecided Certificate of Lawfulness application H14-0691-23 .

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Gordon Smith, BA(Hons), DipTP, MRTPI

The current report summarises the findings of a *Supplementary Phase 2 Geo-Environmental Site Investigation* undertaken at the site in April 2023, by Grange GeoConsulting Ltd.

At section 8 page 43 the Assessment offers some of the likely measures to be incorporated in the 2nd stage, the Remediation Strategy. Additional measures may arise, but the Strategy is likely to include the following.

- Localised removal and off site disposal of localised hotspots of Made Ground containing lead contamination, and asbestos fibres could be carried out in order to remove the principle sources of soil contamination
- On removal of the contamination hotspots, soils at the base and along the sides of the resulting excavation should be sampled and tested for the contaminants of concern.
- An examination of the existing substrate ('litter pick') for the presence of asbestos containing materials (i.e. cement sheet fragments) should be undertaken
- A clean cover system (topsoil /subsoil) with a thickness of 450mm is placed within each of the residential gardens.
- A watching brief should be maintained for contamination throughout the duration of the proposed development.

Approval of this Assessment is the first stage toward remediation of this site.

Yours sincerely,



Gordon Smith, MRTPI

This submission comprises:

1. This letter
2. 17.8.23 -R18012 Supplementary Phase 2 Site Investigation
   (PLEASE ASK IF HIGHER RESOLUTION VERSION REQUIRED)