

Online Comment

Application H16-0397-18
Location Horseshoe Road Spalding PE11 3JA
Proposal Details of Contamination and Archaeological Investigation (Conditions 2, 3, 4 and 5 of H16-0715-16)

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 23-05-18
For/Against Comments

H16-0397-18 - Horseshoe Road, Spalding PE11 3JA

I have reviewed the report 'Proposed residential development, Land off Horseshoe Road, Spalding, Lincs, Geoenvironmental Ground Investigation Report - Phase 2' Goldfinch Environmental Limited report ref 0492/2 dated April 2018 and make the following comments. It is not possible to discharge the contaminated land condition at the current time.

The report identified some samples with levels of contaminants above the selected screening values for residential end use, but stated that the samples in question were all from under areas of hardstanding. This appears to differ from the plans supplied.

However, the report also notes that site levels are to be raised by some 500mm relative to the current land level. Given the levels of contaminants present, and the increase in site levels, I agree that future users will be adequately protected, provided the area of WS3 is definitely below hardstanding. Verification of imported soil, and before/ post site levels will be required to be submitted in order to fully discharge the condition. Attention should be drawn to YALPAG Guidance 'Verification Requirements for Cover Systems' for acceptable levels of verification.