

Online Comment

Application H16-1128-18
Location 11A Spalding Common Spalding PE11 3AS
Proposal Details of scheme to deal with contamination, landscaping, external materials and means of foul and surface water (Conditions 3, 5, 6 and 7 of H16-0080-18)

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 13-12-18
For/Against Comments

I have reviewed the information submitted, namely the Your Environment 'Stage 2: Site Investigation - 11A Spalding Common, Lincolnshire' Report no. YE2282 Dated December 2015, and make the following comments.

Please note that I do not have the benefit of being able to review a full copy of the original desk study report - I have found the text only in our files submitted in respect of H16-0605-15, but none of the supporting information. I request that this is submitted to support this planning application.

The report identified that there was a ground gas regime at this location, and that significant ground gas protection measures are required to protect future users and site buildings.

I do not consider that there is sufficient information presented at this time to allow the design of these measures, and consider that the three monitoring visits undertaken do not provide enough confidence that the ground gas regime has been adequately characterised.

I have based this on the following:

- Soils at the site were not described to BS5930:2015 (or its predecessor). Soils described by a geoenvironmental / geotechnical engineer give confidence in the ground conditions encountered. This is particularly important when considering the ground gas generation potential of made ground soil.
- Made ground was reported on the 'field logs' from RP Drilling Ltd at depths up to 3.80m yet the report text states 'made ground up to 1.0m with a maximum of 0.7m reported'.
- Details of the standpipe installation were not provided - I assume the site crew have reported 1m plain pipe, with the rest slotted, but no comment has been made regarding a gravel pack or bentonite seal.
- The submitted report is three years old now, and there have been some changes to both the accepted guidance and standard working practices since this time.

With this in mind, I consider that further ground gas monitoring is required, and should be submitted along with detailed specification of the proposed ground gas protection measures, the membrane selected and the chosen installers. Third party verification of the installation will be required. The applicant is referred to BS8485:2015 and the YALPAG Technical Guidance - Verification requirements for gas protection systems Technical Guidance for Developers, Landowners and Consultants (Current version 1.1 December 2016) for more information.

In addition, minor exceedances of the selected standards with respect to controlled waters were identified, I recommend that the advice of the EA is sought given the close proximity to the River Welland.