Online Comment

Application	H17-0229-24
Location	Land off Station Road Surfleet Spalding
Proposal	Details of design & position of all external boxes, gas flues & soil vent pipes, scheme to deal with contamination and ecological biodiversity measures (Condition 4, 8, 9 & 13 of H17-0130-23)

Name	Sue Armour
Address	Team Leader Environmental Protection SHDC
Date Submitted	10-07-24
For/Against	Comments

I have reviewed the EPS Limited reports:
Phase I and II Environmental Assessment Land off Station Road, Surfleet reference UK 20.4948 dated the 22nd of April 2020 issue 1
Ground Investigation Report 'Land off Station Road, Surfleet reference UK 20.4948d dated the 12th December 2023 issue 1
Supplementary Gas Monitoring Report dated 11th May 2021
Remedial Strategy and Implementation Plan Land off Station Road, Surfleet reference UK 20.4948c dated 15th February 2024 issue 2
I am in general agreement with the findings and recommend discharge of condition 8 of H17-0130-23 with condition 9 remaining outstanding. I do however make the following comments and request that these are passed to the applicant and the environmental consultant in full:
I note that the simple cover system proposed relies on 425mm of clean imported soil. This thickness was calculated based on a soil lead content of 40mg/kg. I have concerns that this is slightly below the natural background level for soils in the area and make it clear that if this is not met by the imported soils than an increased thickness of soil cover will be required.
In terms of the rate of sampling of imported soils, the YALPAG guidance should be consulted and complied with in terms of sampling rates depending on the source of the soil.
I have commented on the additional ground gas monitoring that was previously supplied under H17-0219-21, my comments of the 19th of July 2021 apply. I have assumed that the applicant wants to submit this along with this application. Please ensure a copy is added to the file for completeness.