Online Comment

Application	H17-1016-21
Location	Beech House 20 Gosberton Road Surfleet PE11 4AB
Proposal	Residential Development of 9 Dwellings

Name	Sue Armour
Address	Environmental Protection Officer SHDC
Date Submitted	11-11-21
For/Against	Comments

I have reviewed the following documents and am in general agreement with the findings that remediation is required at this location:
- ERDA Associates Ltd '20 GOSBERTON ROAD, SURFLEET,PHASE I GEO-ENVIRONMENTAL ASSESSMENT' Project Ref: EAL.63.21, Date: August 2021'
- Elemental GI Ltd 'REPORT: PHASE II ENVIRONMENTAL INVESTIGATION FOR SITE OFF GOSBERTON ROAD, SURFLEET' Report no. E21106/2/1 dated Aug 2021
- Shields Wilson 'GROUND INVESTIGATION REPORT UPON EXISTING SURFLEET CAFE GOSBERTON ROAD SURFLEET, SPALDING, LINCS PROJECT No: SW 21-178 DOCUMENT REF: SW 21-178-GI-01'

Given the thickness and variable nature of the made ground soils, it may be prudent to undertake further ground investigation to identify if soils of this nature are suitable for retention within a domestic setting. Careful consideration should be given to the remedial solution if these made ground soils are to remain insitu.
I therefore recommend that the following condition be placed on any permission granted:
Condition one
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).
The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.
i) A written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.
No deviation shall be made from this scheme without the express written agreement of the LPA. 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 suspected contamination has been submitted to and agreed in writing by the LPA.

Condition two
In accordance with Condition # above, remediation is required, two full copies of a verification report shall be submitted to and approved in writing by the LPA prior to the first occupation of the development. 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 objectives and criteria 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.