Online Comment

Application	H18-0751-19
Location	Barn: land adjacent Westmere Farm New Road Sutton Bridge PE12 9QD
Proposal	Convert existing disused barn to provide four-bed two-storey dwelling with extension for daily management, operation and security of established agricultural facility - approved under H18-0886-18 - Modification of Conditions 9 and 19 to allow amendments to previously approved plans. Details submitted relating to Conditions 4, 5, 6, 8, 10, 11, 12, 14, 15, 16, 18, 20, 21, and 23 of H18-0886-18

Name	Sue Armour
Address	Environmental Protection Officer SHDC, Priory Road Spalding PE11 2XE

Date Submitted	27-08-19
For/Against	Comments

I have reviewed the Ground Engineering Limited 'Site investigation report Land adjacent Westmere Farm, off New Road, Sutton Bridge' ref C14691 dated April 2019.
The report identified that 1 out of 4 samples contained elevated benzo(a)pyrene and suggested that this was an isolated sample. The soils were not significantly different across the site, however there is a proposal to import 600mm of clean topsoil. The report contains a 'remediation method statement' however, it doesn't contain sufficient detail, nor does it provide a firm conclusion as to the solution. If 600mm of imported soil is going to be placed in garden areas already, this would seem to be a reasonable solution at this location, however it must be documented and validated appropriately.
A detailed remediation method statement should be submitted, which should include proposals for the subsequent validation report. The applicant is referred to the YALPAG guidance for verification of cover systems which can be downloaded here https://www.sholland.gov.uk/article/11653/Planning-Application-Consultations-Condition-Discharge
The information submitted to date is sufficient to discharge parts i & ii of condition 14 of H18-0886-18 with parts iii & iv remaining outstanding.