Online Comment

Application	H20-0977-19
Location	Adj. Havencombe Chapelgate Sutton St James PE12 0EF
Proposal	Details of external materials, contamination, landscaping, boundary treatment and construction management plan (Conditions 3, 4, 5, 6 and 9 of H20-0043-18)

Name	Sue Armour
Address	Environmental Protection Officer SHDC PE11 2XE
Date Submitted	29-01-20
For/Against	Comments

I have reviewed the GrangeGeo Limited report 'Piggery to the south of Chapelgate, Sutton St James, Spalding, Lincs PE12 0EF Final report' ref R17053 dated April 2018 and make the following comments.
- The report contains sufficient information such that part ii of condition X or permission Y has been satisfied.
- The report clearly identifies that remedial action is required at this location in order to ensure a safe development, and therefore a remediation method statement must be submitted in order to discharge part iii.

I have some reservations regarding the proposed remediation, and there are a number of options available to the developer at this stage. The consultant has divided the site into two sections. To the east, the 'paddock site' and to the west the 'pig farm site'.
I agree with the conclusion that no further action is required in the easterly 'paddock site'.
The consultant has proposed a simple cover system for the whole of the 'pig farm site', in areas of soft landscaping. They have proposed a 600mm soil cap and possibly a marker membrane to prevent soil mixing.
Whilst I feel this may be appropriate in the central and northern part of the 'pig farm site', I do not consider that this is a sufficiently robust solution in the animal burial area to the south in order to protect both future users and the water environment.
The report states that 'levels of bacterial spores in the soils are at a level where they are likely to require removal to ensure safe occupation of the site for use as residential properties in the future' and 'it is considered that the site may be having a detrimental impact on the nearby surface water network'. On this basis, I consider it likely that some soil removal, particularly in the southern part of the western half of the site will be required, in order to ensure a safe development.