

Online Comment

Application H22-0398-18
Location Land off Small Drove Weston Spalding PE12 6HU
Proposal Residential development comprising 34 dwellings

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 21-05-18
For/Against Comments

I have reviewed the Ground Engineering report 'Site investigation report Small Drove, Weston' ref. C14022 submitted prior to the determination of the application. My comments are below.

Further consideration is required regarding the ground gas results prior to the commencement of any development. I am happy to review further results prior to determination, however if the site is to be determined before these results are received I request that the following condition be applied:

The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Before occupation, any remedial action required shall be taken to safeguard future occupiers of the dwelling.

My comments are as follows:

The site investigation report identified generally low levels of ground gas except on the last occasion when 3.9% methane was recorded. The consultant has suggested that the site falls within the NHBC 'Green' traffic light classification, or ground gas characteristic situation 1. In order for the NHBC traffic light classification to be used, specific construction details are required and in this instance the report seems to suggest a raft solution rather than a suspended floor slab, and therefore this classification scheme is not applicable. Both schemes recommend an increased number of monitoring visits in order to adequately classify the ground gas situation, and both recommend that characteristic situation 1 / 'Green' is used for concentrations of methane typically below 1%. Therefore, I recommend that further ground gas monitoring is required at this location in order to further characterise the ground gas regime.