

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H22-0515-19	Applicant:	South Holland District Council
Proposal:	Details of gas risk assessment (Condition 11(i) of H22-0398-18)		
Location:	Land Off: Small Drove Weston Spalding		
Terminal Date:	16th July 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

30 Pollution

National Guidance

National Planning Policy Framework 2019

Section 15

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 11 of H22-0398-18, which is as follows:

11. 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.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

Site Description

The site (some 0.82ha) is located on the eastern side of Small Drove to the south of the junction with Delgate Avenue. It previously accommodated 10 prefabricated bungalows which were last used for the accommodation of homeless people.

Existing residential development is located to the north, to the east off Delgate Avenue and also to south. Agricultural land is situated to the east. Weston St Mary Primary School is located opposite.

History

H22-0398-18 - 34 dwellings, off Small drove, Weston - Granted 2 August 2018.

H22-0222-19 - C/C. details of external materials, foul water strategy and refuse collection (conditions 4, 8 and 10 of H22- 0398-18) - Approved.

Consultation Responses

Environmental Protection - Comments.

Planning Considerations

Environmental Protection has been consulted and has made the following comments:

"The current situation is that they have split the site into two zones - A and B.

Zone A covers four plots, and is an area where more investigation is required prior to the design of remedial measures.

Zone B covers the remainder of the site. I have reached agreement with the builder that:

- Ground gas protection measures will be installed in this zone, NHBC Amber 1.
- The existing boreholes will be appropriately decommissioned such that potential pathways are removed,
- They will take steps to ensure that pathways between the two zones are not created, e.g. along service corridors
- Verification of the installed measures will be completed, and that this will include clear photographic evidence of each plot."

I therefore have no objection to the builder starting work in zone B. I would like a timescale for further information to be submitted for Zone A. I understand that the condition is worded such that there can be no occupation of any plot until verification is complete, please highlight this to the builder as it will need to apply to the whole development. Once the membrane is installed there should be no need to delay the submission of any verification reports. I have also told the builder that I would welcome the chance to visit the site and see the membrane installation."

In light of the above comments and legal advice it is considered that the condition can be discharged, but with a note reminding the applicant/developer that there can be no occupation of any plot until verification is complete in relation to the whole development.