

Gedney, Oliver

From: Shaban, Sundas
Sent: 20 December 2022 16:58
To: _planningadvice
Subject: FW: FW: URGENT FW: H22-0944-22 (Rear of The Hollies, 30 Austendyke Road)

Hi,

Can you please index the below emails as 6SUP (Further clarification re contamination method statement)

Kind regards

Sundas Shaban

Planning Officer
South Holland District Council

T: 01775 557205

E: sundas.shaban@sholland.gov.uk

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www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Armour, Susan <Susan.Armour@sholland.gov.uk>
Sent: 20 December 2022 16:18
To: Shaban, Sundas <Sundas.Shaban@sholland.gov.uk>
Subject: FW: FW: URGENT FW: H22-0944-22 (Rear of The Hollies, 30 Austendyke Road)

From: Ryan & Steve Directors <scottparkdevelopmentsltd@gmail.com>
Sent: 07 December 2022 08:59
To: Armour, Susan <Susan.Armour@sholland.gov.uk>
Subject: Re: FW: URGENT FW: H22-0944-22 (Rear of The Hollies, 30 Austendyke Road)

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Good morning Sue,

Hope this email finds you well,

Have you had an opportunity to review the further information we sent over via GR Merchant regarding the development at Weston Hills?

We appreciate you are busy so don't like to chase, however we have quite strict time constraints on the project which is linked to financial penalties etc should we overrun so everyday these conditions remain outstanding we are unable to commence on site and we are incurring charges.

Is there anything we can do to help, or is there any further information you require?

Kind regards

Ryan Scott

On Friday, December 2, 2022, Ryan & Steve Directors <scottparkdevelopmentsltd@gmail.com> wrote:

Good afternoon Hannah and Sarah,

Thank you for the email and correspondence from the planning team and specifically Sue Armour.

I apologise for any confusion caused on the writing of the remediation strategy, however, I can confirm the following couple of points off the back of Sue's email of the 29th November. Unfortunately for some reason this email trail went into our spam folder so we apologise for not coming back to you sooner.

1 - Goldfinch Environmental will be completing the validation report. I have spoken to Eric Sargeant personally and we have confirmed what and when he will be required on site and is currently putting together the fee quote for this, but yes, Goldfinch Environmental will be completing the 3rd party validation, backed by photos and collection of required information from Scott Park Developments. We have discussed the site at length, running through options and the best way to move forward.

2 - All excavated contaminated soils will be removed off site in muck away with waste transfer notes given to Goldfinch so Eric can complete the Validation report. We have also discussed the use of the membrane as an additional all covering fall back option, once the reduce level dig is completed, then the barrier membrane can be laid ensuring any further contamination or areas on site not previously picked up will not be able to contaminate the new soil levels

3 - Apologies if there is some confusion on this item, the whole site is not to be raised 500mm, some hard standing areas will be raised 500mm with hardcore etc as raised in point 4. The hardcore or brick rubble will only be used to raise the hardstanding not as sub soils. The brick is from demolition and crushing of original buildings on site

4 - We currently have some topsoil which is to be tested, if this test gives the right conditions for its re-use then it will be reused on site for the gardens and any soft landscaped areas. If the test does not give satisfactory results, then this will be removed from site and clean imported topsoil (with all necessary certification) will be used onsite for the soft landscape areas.

I hope the above and the confirmation that Goldfinch are involved with the scheme and then preparing all necessary information for the validation report is satisfactory, and I look forward to discussing the site with you on Monday.

Kind regards

Ryan Scott

On Wed, Nov 30, 2022 at 1:19 PM G R MERCHANT LTD <grmerchant.arch.cons@gmail.com> wrote:

Hello Ryan & Steve,

Please see below emails between the Planning Officer and Contamination Consultant.

Please can you have a read and get back to us ASAP.

Regards
Hannah

G R Merchant Ltd
01406 490800
www.grmerchantltd.com

----- Forwarded message -----

From: **Shaban, Sundas** <Sundas.Shaban@sholland.gov.uk>
Date: Wed, 30 Nov 2022 at 13:00
Subject: FW: URGENT FW: H22-0944-22 (Rear of The Hollies, 30 Austendyke Road)
To: grmerchant.arch.cons@gmail.com <grmerchant.arch.cons@gmail.com>

Good Afternoon,

Further to the above condition discharge application please see below comments from Environmental Protection with regards to condition 10 (Land contamination scheme).

Please let me know how you would like to proceed.

Kind regards

Sundas Shaban

Planning Officer

South Holland District Council

T: 01775 557205

E: sundas.shaban@sholland.gov.uk

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From: Armour, Susan <Susan.Armour@sholland.gov.uk>
Sent: 29 November 2022 20:33
To: Shaban, Sundas <Sundas.Shaban@sholland.gov.uk>
Subject: RE: URGENT FW: H22-0944-22
Importance: High

Hi Sundas,

These are my comments. Its late though, so please would you read them before sending them on? I'm currently free Wednesday morning if you want to speak to me, I have definitely explained to someone what needs to happen at this site previously, and I feel like I have read this before.

1. It is not clear who has written this report and if they meet the requirements so the NPPF for an suitably qualified person. The report suggests that Goldfinch Environmental are the environmental engineers for the site and that either they (Goldfinch) or the developer, Scottpark Developers Ltd will be undertaking the validation.

If Goldfinch Environmental have not written this RMS then have they agreed that they will undertake the validation? Validation needs to be undertaken by a third party, not the developer. Some developer validation, in the form of photos and daily site records taken between visits from the 3rd party validator are acceptable to supplement the validation report.

2. It is not clear from the report what the exact scope of the remedial works is to be, and I request clarification from the report author on this. To be clear, the remediation needs to apply all of the areas of the site not covered by permanent building or permanent hard standing, it is not small pockets around each of the sampling points.

3. Assuming there is to be an overall site land raise (ie the levels will increase by 500mm) and all on site soils are to remain in place, then there need to be a justification of the 500mm thickness. The report says they 'may consider' a membrane. The RMS is the space to specify this, not consider it. Which option have they selected?

4. Imported soils. All soils must be suitable for the proposed use in a residential garden. This includes physically and chemically.

The report mentions the imported brick to be used to raise site levels. No source of this is given. If the bricks are to be used and compacted as part of a hard dig layer, then that is fine, but if they are to form the subsoil, this would not generally be considered a suitable growing medium.

Any imported soil needs to be tested at the appropriate rate, prior to being placed. Details of what we consider to be an appropriate rate are detailed in the YALPAG guidance on covers systems which can be downloaded from here - <https://www.sholland.gov.uk/article/11653/Planning-application-consultations>.

5. Validation of thickness. The YALPAG Guidance given above gives details of the type of validation acceptable. We would be looking for at least one location per plot.

I understand they are keen to get on, I have put an hour in my diary for them on Monday morning if they are able to respond quickly.

Kind regards,

Sue

Sue Armour

Team Leader Environmental Protection

South Holland District Council

T: 07976642144

E: susan.armour@sholland.gov.uk

www.sholland.gov.uk



Term time office hours – Monday 9.15am-5.45pm, Tuesday-Thursday 9.15am-2.45pm

School holiday office hours - Monday & Tuesday 9.15am-5.45pm

From: Shaban, Sundas <Sundas.Shaban@sholland.gov.uk>

Sent: 29 November 2022 14:36

To: pollution <pollution@sholland.gov.uk>; Armour, Susan <Susan.Armour@sholland.gov.uk>

Subject: URGENT FW: H22-0944-22

Importance: High

Good Afternoon,

Further to the below I would be grateful for your response as the application expires tomorrow and the applicant has been chasing the decision so they can commence work.

Kind regards

Sundas Shaban

Planning Officer

South Holland District Council

T: 01775 557205

E: sundas.shaban@sholland.gov.uk

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From: Shaban, Sundas
Sent: 24 November 2022 12:48
To: pollution <pollution@sholland.gov.uk>
Subject: H22-0944-22
Importance: High

Good Afternoon,

I have just been reallocated this application and we don't appear to have received your response. Please can I have your comments at your earliest convenience as the applicant has been chasing for a decision.

Kind regards

Sundas Shaban

Planning Officer

South Holland District Council

T: 01775 557205

E: sundas.shaban@sholland.gov.uk

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