



Development Management
North Kesteven District Council
Council Offices
Kesteven Street
Sleaford
NG34 7EF
FAO Mr P Eley

20 April 2022

Our ref: MJD/STRAW/WITHAM
Your ref: 15/1347/OUT

Dear Mr Eley

RE: FURTHER DISCHARGE OF PLANNING CONDITION 25 – CONTAMINATION - PURSUANT TO OUTLINE PLANNING PERMISSION - REF 15/1347/OUT - ERECTION OF UP TO 1100 DWELLINGS AND 150 CARE/RETIREMENT UNITS (C2/C3), THE FORMATION OF A ROUNDABOUT TO CAMP ROAD, A46 JUNCTION IMPROVEMENT WORKS, PUBLIC OPEN SPACES AND ASSOCIATED SERVICE INFRASTRUCTURE WITH MEANS OF ACCESS) - WITHAM ST HUGH'S PHASE III.

We are instructed by Strawson Holdings Limited to submit for the final discharge of Condition 25 pursuant to the grant of Outline Planning Permission for Phase III at Witham St Hugh's and the subsequent application 19/1410/DISCON, which partially discharged the outline condition. The relevant section of the Decision Notice - 19/1410/DISCON states: -

In accordance with the recommendations set out in the Phase 2 Assessment listed above, the ground gas monitoring works shall be undertaken, and the results and details of any remediation requirements shall be submitted to the LPA for approval prior to the commencement of the residential phases of the development. On this basis condition 25 is not yet fully discharged.

The 2017 Phase 2 Geo-Environmental Assessment - WSH-BWB-ZZ-XX-YE-RP-0002_Ph2, in consideration of any potential methane and carbon dioxide ground gas associated with localised Made Ground stated within Table 12 (P27) that; -

There is considered to be limited risk from ground gases at the site for which basic gas protection is likely to be the maximum requirement. However, the installation and subsequent monitoring of wells should be undertaken as part of the ground investigation prior to development

In that assessment the risk to human health was considered to be low. Nevertheless, one of the concluding recommendations from the Phase 2 Assessment was that: -

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12.8 *Ground gas and groundwater monitoring wells should be installed during the next phase of works to characterise the ground gas regime of the site.*

Intrusive ground investigation works were undertaken on Cell 6 (Avant Home site) between, 1st July 2021 and 2nd July 2021, and comprised the following works:

- Eighteen exploratory holes were completed on-site to assess ground conditions;
- Installation of ground gas and water level monitoring wells within each completed exploratory hole; and
- Six post investigation ground gas and groundwater level monitoring visits.

Subsequently, further intrusive ground investigation works were undertaken on Cell 2B (Countryside site) between 3rd November 2021 and 4th November 2021, and comprised the following works:

- Nine exploratory holes were completed on-site to assess ground conditions and carry out in-situ SPT's to 5m below ground level (bgl);
- Installation of ground gas and water level monitoring wells within each completed exploratory hole; and
- Five post investigation ground gas and groundwater level monitoring visits

The respective ground gas monitoring reports for both sites are submitted in support of tis Discharge application and both reports contain an identical conclusion; -

Based on the ground gas monitoring completed, and in line with current guidance, it is considered the site can be considered as 'Green' whereby ground gas protection measures are not required.

Neither the 2017 Phase 2 Geo- Environmental Assessment , nor the Outline Planning Permission Condition 25 requires the submission of ground gas monitoring results across each and every Phase of Cell to the LPA. Paragraph 12.8 of the Phase 2 report , set out at the top of this page recommended that '*Ground gas and groundwater monitoring wells should be installed during the next phase of works to characterise the ground gas regime of the site*'. That regime has been established from the two assessments undertaken and there is no material difference in landform or ground conditions (e.g- no previously developed land) across the remainder of the site that is likely to generate substantially different/adverse gas monitoring results. Whilst individual developers are likely to require gas monitoring results from Strawson Holdings or undertake their own exercise as part of their own due diligence site investigations, we consider that the extent of monitoring undertaken to date and the nature of the results thereof, now reasonably discharges the applicants outstanding obligations relative to the planning condition.

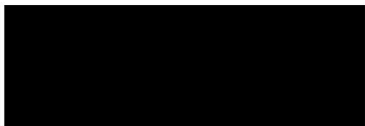
The wording of outline Condition 25 still enables the LPA to become involved if further contamination issues come to light: -

If during redevelopment contamination not previously considered is identified, then the district planning authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the district planning authority.

We trust therefore that the gas monitoring submissions for Cells 2B and Cell 6 accompanying this application, now fully discharge the residual requirements of outline planning condition 25 as already partly discharged by 19/1410/DISCON. The Phase 2 Geo-Environmental Assessment - WSH-BWB-ZZ-XX-YE-RP-0002_Ph2 is also resubmitted for ease of access.

Should you have any additional validation requirements at this stage, please do not hesitate to contact me.

Yours sincerely,

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Mike Downes
Director

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