Online Comment

Application	H02-0759-25
Location	Land East of Normanton Road Crowland
Proposal	Development for 80 dwellings with access, landscape, drainage, open space and associated infrastructure

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Name	Oliver Abrams
Address	SHDC Environmental Protection Officer
Date Submitted	10-12-25
For/Against	Comments

I have reviewed BRD Environmental Ltd Phase 1 Geo-Environemtnal Desk Study for Cloot Drove, Crowland, Ref: BRD4519-OR1-A, Dated: December 2024. this report concluded that due to past use of the area and location of a sub-station and car/ garage workshop nearby a phase 2 survey was required for further investigation. I am in agreement with these findings.

I have subsequently reviewed BRD Environemntal Ltd Phase 2 Ground investigation report for Cloot Drove, Crowland, Ref: BRD 4519-OR2-A, Dated Decmeber 2024. This report concludes that following exploratory testing for contamination soil on site pose no risk to human health or to the future end user. It was also concluded that ground gas posed no risk to the development or to future users. I am in general agreement with these findings in this report and request that the land contamination condition is discharged.
However In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority (LPA). An investigation and risk assessment must be undertaken in accordance with details to be agreed with the LPA. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the LPA. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by the LPA.

No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.

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.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.