

LDC Ref: LDC4244
SHDC Ref: H03-0161-17
Date: 20th January 2025

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RE: Application for approval of details by condition relating to outline permission H03-0161-17

LOCATION: Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding, Lincolnshire

Dear Sir / Madam,

This application seeks to approve details reserved by condition following the outline approval (ref: H03-0161-17) for the erection of up to 120 dwellings and a village hall and ancillary development at the above titled site. Namely, the following conditions are required to be discharged;

Condition 14:

"The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters and private water supply has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

- i. If identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters and private water supply. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.*
- ii. thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters and private water supply affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. 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 suspect contamination has been submitted to and agreed in writing by the LPA.*
- iii. two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring*

results shall be included in the closure report to demonstrate that the required remediation has been fully met.”

Please find enclosed Phase I & II Geo-Environmental Assessment produced by eps for RTW Construction & Development Ltd. The Geo-Environmental Assessment provides details requested within the above condition and details the principals to be employed on site.

In the meantime, if you have any further questions or queries then please don't hesitate to contact me and I will be happy to assist.

Yours sincerely

Ricky Newton