



South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
United Kingdom
PE11 2XE

25th March 2025

Discharge of Conditions 4, 5 & 10 For Application: H11-0842-23. Appeal Ref: APP/A2525/W/23/3339842

To whom this may concern,

In response to the planning permission approval H11-0842-23 dated 25th October 2024. We would like to discharge conditions 4, 5 & 10 from Schedule of Conditions – Appeal B.

Condition 4

No development shall commence until an assessment of the risks posed by any contamination (including gases and water quality) has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency - Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site.

The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

Response

Please see Land Contamination Assessment attached within this application.

SEAGATE HOMES (UK) LTD

Registered Address: 33 Boston Road South, Holbeach, Spalding, Lincolnshire, PE12 7LR
Head Office Address: Pudding Lane, off Wardentree Lane, Pinchbeck, Spalding, PE11 3TJ
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**Condition 5**

No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority.

The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before any individual dwelling is occupied.

Response

Please see Land Contamination Assessment attached within this application.

Within the conclusion of this document it notes that 'No evidence has been found to suggest that potentially contaminative materials are present beneath the site to deleteriously affect its development and future use.'

Condition 10

Prior to any development ground level, a Biodiversity Net Gain Plan to demonstrate a minimum of 10% net gain in biodiversity on-site, calculated using the Biodiversity Metric 3.1 (or any successor) shall be submitted to, and approved in writing by, the local planning authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for the lifetime of the development. The development shall be undertaken and thereafter maintained in accordance with the approved details.

Response

Please see BNG Plan and Habitat Management and Monitoring Plan attached within this application.

Kind Regards,

David Laidler
Technical Coordinator

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