

Your ref: PP: 12738599
Our ref: 823-30 LMS SB

17 January 2024

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Submitted via email only

Planning Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

**ANGLIA (UK) LTD
S73 APPLICATION FOR THE VARIATION OF CONDITION 3 (GROUND INVESTIGATION) OF PLANNING PERMISSION H14-0295-22 FOR PROPOSED MANAGER'S ACCOMMODATION AND ACCESS TRACK (H14-0869-20), TWO STOREY OFFICE BUILDING AND NEW STORAGE BUILDING AND STATIONING OF 30 SELF-STORE CONTAINERS - APPROVED UNDER PLANNING PERMISSION H14-0812-21. MODIFICATION OF WORDING RELATING TO CONDITION 16. (TO CLARIFY IMPLEMENTATION OF MANAGERS ACCOMMODATION).
MILL GREEN ROAD, PINCHBECK, SPALDING, PE11 3PU**

We have submitted an application under S73 for the above development via the Planning portal.

The reason for the application is to allow the development to proceed other than for the office element, which is to be the subject of a new ground investigation report. The submitted ground investigation report approved as part of the original application and listed in condition 2 adequately deals with the manager's accommodation element of the proposal.

It is therefore proposed to vary the wording of condition 3 to read as follows:-

The office element hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters 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 the following measures:

i) a preliminary risk assessment (desk study) carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters,



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relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii) If identified as being required following the completion of the desk-top study, an exploratory 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. 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 end use. A full copy of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii) Thereafter, a written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.

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 suspect 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.

We trust you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully



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Lewis Smith MRTPI



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