

Online Comment

Application H14-1133-25
Location Land to North of Fengate Road Pinchbeck Spalding PE11 3PU
Proposal Demolition of agricultural building, erection of 4 dwellings including new access & change of use of agricultural land to residential - Approved under H14-0851-24. Modifications of Conditions 11, 12 and 13 of H14-0851-24 to allow amendments to wording of conditions.

Name Olivia Sibley
Address SHDC Assistant Environmental Protection Officer

Date Submitted 24-12-25
For/Against Comments

I have reviewed the Ground Contamination Investigation and Assessment Phase 1 Desk Study by Langdale-Smith and Co Limited (Project number 71042, issued 26th November 2025).

I am in general agreement with the findings of this report. I request a precautionary land contamination condition as follows:

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.