Online Comment

Application	H20-0645-26
Location	Barn at land adjacent Holly Cottage Old Fen Dike Sutton St James PE12 0HE
Proposal	Proposed demolition of existing barn benefiting from Class Q approval under H20-0124-24 and construction of dwelling, associated garage block and external works

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Name	Oliver Abrams
Address	SHDC Environmental Protection Officer

Date Submitted	06-08-26
For/Against	Comments

I have reviewed Goldfinch Environmental Ltd, Tier 1- Contamination Risk Assessment for proposed residential development land adjacent Holly Cottage. Old Fen Dike, Sutton St James, Report Ref: 1062/1, Dated: March 2026. I am in general agreement with the findings of this report. My request for a precautionary land contamination condition remains the same as requested in previous planning application H20-0124-24 for this location. The precautionary land contamination condition is 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.