

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H22-0698-23 **Applicant:** Sennen Homes Ltd.
Proposal: Details of contamination desk study (Condition 4 of H22-0456-23)
Location: Land Adj. To 87 Moulton Chapel Road Cowbit Spalding
Terminal Date: 10th January 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution

National Guidance

National Planning Policy Framework 2023

Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 4 of H22-0456-23 (details of contamination desk study).

Site Description

The site (some 0.207ha) is located on the southern side of Moulton Chapel Road, Cowbit approximately 425 metres to the east of the A16 roundabout. It is currently occupied by vacant agricultural/horticultural buildings. A row of bungalows is situated to the east and new residential development to the west. Residential development is also situated opposite.

History

H22-0456-23 - Full - Erection of two detached bungalows - Approved 4 July 2023.

Consultation Responses

Environmental Protection

Recommend discharge of condition 4 of H22-0456-23.

Planning Considerations

The application is accompanied by a Phase I Desk Study which indicates that the site is free of potentially contaminated material and concludes that the site is substantially free of potentially contaminated materials. Environmental Protection have reviewed the submitted desk study and recommend discharge of condition 4 of H22-0456-23.

Conclusion

That condition 4 of H22-0456-23 be discharged.