

Online Comment

Application H23-0744-26
Location Plot 1 Adj. Carlton Lodge Oxcroft Bank Shepeau Stow PE12 0TY
Proposal Erection of 2 Houses with Garage - Approved under H23-1272-25.
Modification of Conditions 2, 4, 6 & 17 - all changes relate to Plot 1 only -
and Conditions 3, 7, 8, 9, 11, 12 and 14 to allow the conditions to relate to
Pots 1 & 2 separately

Name Oliver Abrams
Address SHDC Environmental Protection Officer

Date Submitted 07-09-26
For/Against Comments

I have reviewed Goldfinch Environmental Limited Tier 1 Contamination Risk Assessment for proposed residential land adjacent Carlton Lodge, Oxcroft Bank, report ref: 107/1, Dated: May 2026. I am in agreement with the findings of this report. However I request a precautionary land contamination condition be applied at this location 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.