Online Comment

Application	H23-1089-24
Location	Carter's Farm Oxcroft Bank Shepeau Stow PE12 0TY
Proposal	Erection of 2 dwellings comprising of 2 x detached 2-storey dwellings and 2 x double garages involving the demolition of the existing agricultural buildings and follows a Part Q Approval under reference H23-0766-24

Name	Oliver Abrams
Address	SHDC Environmental Protection Officer
Date Submitted	11-02-25
For/Against	Comments

I have reviewed the Goldfinch Environmental Ltd geo-environmental desk study report ref: 0948/1 for the proposed residential development of carters farm. I am in general agreement with this report and no further investigation is needed. However I would ask that a precautionary land contamination is 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.