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| I N T E R | <h1>MEMO</h1> | North Lincolnshire Council www.northlincs.gov.uk |
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| O F F I C E | | |

To: Scott Jackson, Development Management

From: Matthew Rogerson, Environmental Protection Team

Your Ref: PA/2025/1004

Our Ref: PLU009279

Subject: Planning permission to erect 23 dwellings and associated infrastructure (Phase 2)

Location: Land off, Applefields, Wrawby, North Lincolnshire

Date: 18 November 2025

Thank you for your consultation on the above application. I can confirm that this department has the following comments to make.

Contaminated Land:

I can confirm this department has received and reviewed the following reports.

- Humberside Materials Laboratory Ltd, Phase 1 (Desk Study) Report, Dated: August 2025, Ref: 0126/5708(2)/P/P1
- Humberside Materials Laboratory Ltd, Geotechnical & geoenvironmental (ground investigation) assessment report, Dated: August 2025, Ref: 0126/5708/P/SI

A Phase 1 Desk Study and Phase 2 Site Investigation have been submitted. Investigation consisted of eight trial pits TP201 to TP208 and five boreholes WS201 to WS205. Soil samples were taken and tested for metals, PAHs, asbestos, sulphur, pH, sulphates and other soluble salts, VOCs and SVOCs. The results were compared to Generic Assessment Criteria (GAC) for residential end use with plant uptake.

None of the results were identified above their relevant GAC. The report concludes that the natural soils are suitable for use on site with no remediation required.

Given the above this department recommends the inclusion of the following condition.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further

development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason: To protect human health