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Operations Officer
Planning and Environment Applications Service
Planning Inspectorate

Please reply to: WRS Enquiries
Direct line: 01905 822799
e-mail: wrsenquiries@worcestersregservices.gov.uk
Our ref: 26/09588/PLAN

6th October 2026

Dear Ryan

Application No: S62A/2026/0157

Location: Pencroft LTD, Laugherne Villa, Martley, Worcester, WR6 6QA

Proposal: Proposed extension to existing workshop, and construction of 2 new Class E(g) buildings, including associated infrastructure, parking and landscaping.

Thank you for your recent consultation. Please find below comments made by Worcestershire Regulatory Services (WRS) on the above application.

Consultation:

WRS have reviewed the application with available records and documents for potential contaminated land (PCL) concerns. The records and mapping indicate that the subject site has been utilised as a transport and storage yard since the 1950s, activities include plant and vehicle maintenance for plant and earth moving services. Mapping indicates the presence of vehicles and materials stored on the undeveloped part of the site. Given the proposed development is for the continued commercial use of the site, WRS would recommend the following condition wording is applied to the application, should any permission be granted to the development, to ensure PCL issues on site are appropriately addressed.

Recommendation:

CONDITION - Reporting of Unexpected Contamination

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. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

continued....

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

REASON

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

If you have any further queries regarding this matter or information provided in support of the application requiring comment by the Technical Pollution Team, please do not hesitate to contact us via enquiries@worcsregservices.gov.uk or 01905 822799 quoting the above reference number.

Yours sincerely



Technical Officer

Worcestershire Regulatory Services