

From: Garry Carter
Sent: 25 January 2019 10:40
To: development.control; Neil Praine
Subject: RE: Acolaid Case 18/1089 - LAND WEST OF 35, MINCING LANE, CHOBHAM, WOKING, GU24 8RS

Hi Neil,

RE: 18/1089 - LAND WEST OF 35, MINCING LANE, CHOBHAM, WOKING, GU24 8RS

The RSK Geo-environmental site assessment (Ref: 29922 R01 02), dated December 2018 serves as a desk top study and initial investigation only. The site seems to be littered with the evidence of historic use but investigations were limited due to overgrown vegetation. The report identifies the historic uses of the site and has carried out some soil sampling, which has provided some encouraging positive results but further investigation is required during and following clearance of the site and prior to commencement of development.

Whilst gas monitoring is also encouraging it is limited to only a few locations and only 3 monitoring visits. Whilst soil samples have not detected asbestos, the photos show that asbestos is likely to be found on the site, if only from roofing and brake linings from the cars that are hidden within the undergrowth. Once the site has been cleared of the undergrowth, targeted investigations can and will need to take place, in agreement with the Council and in consultation with Environmental Health.

Given the above I have no objection to development of the site, but this is subject to attaching the following condition and informative to any planning permissions issued:

Contaminated land survey

- (i) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
- (ii) The above scheme shall include :-
 - (a) a contaminated land desk study and suggested site assessment methodology;
 - (b) a site investigation report based upon (a);
 - (c) a remediation action plan based upon (a) and (b);
 - (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
 - and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
 - (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out
- (iii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

Contaminated land survey informative

For the avoidance of doubt, the following definitions apply to the above condition (No: X) relating to contaminated land:

Desk study- This will include: -

- (i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.
- (ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include: -

- (i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.
- (ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination

Verification of remediation report – This will include:-

- (i) a strategy for verification of remediation
- (ii) all information and data relating to contamination to evidence and substantiate the remediation action plan has been followed and completed

I trust the above is helpful.

Please forward this e-mail with my comments and contact details to the applicant and their agents as required.

Regards,

Garry Carter
Scientific Officer

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From: development.control@surreyheath.gov.uk [<mailto:development.control@surreyheath.gov.uk>]

Sent: 24 January 2019 14:45

To: Garry Carter

Subject: Acolaid Case 18/1089

Please find attached a consultation letter relating to the planning application recently submitted to Surrey Heath Borough Council.

Please [Click Here](#) for online application.

Kind regards,

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