

Our ref: J032613

Your ref: 12/0546

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24 April 2021

Dear Madam,

PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, CAMBERLEY, GU16 6RN - HYBRID PLANNING APPLICATION FOR A MAJOR RESIDENTIAL-LED DEVELOPMENT TOTTALLING 1,200 NEW DWELLINGS (REF: 12/0546) AS AMENDED.

CONDITION 55 (LAND CONTAMINATION) – GROUND INVESTIGATION REPORT FOR OFFICER'S MESS (PHASE 6E)

Please find enclosed an application to partially discharge Condition 55 (Land Contamination) of 12/0546 (as amended) for Phase 6E residential development site.

Condition 55 reads:

Unless otherwise agreed in writing by the Local Planning Authority, no development within each phase shall commence (other than that required to be carried out as part of an approved scheme of remediation) shall be carried out until steps 1 to 3 have been complied with.

1. Site Characterisation

An Investigation and Risk Assessment, to support the assessment provided with the planning application must be completed in accordance with a scheme to be agreed in writing with the Local Planning Authority to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The Investigation and Risk Assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority and must include:

- a) *a survey of the extent, scale and nature of contamination*
- b) *an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments*
- c) *an appraisal of remedial options, and proposal of the preferred option(s)*

The site characterisation must include a detailed quantitative risk assessment and must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

2. Submission of Remediation Scheme

A detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved Remediation Scheme must be carried out in accordance with the approved details prior to the commencement of development, other development required to carry out the remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the Remediation Scheme works. 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 shall be submitted to and agreed in writing of the Local Planning Authority. This shall also include a Long Term Monitoring and Maintenance Plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the Verification Report, and for the reporting of this to the Local Planning Authority.

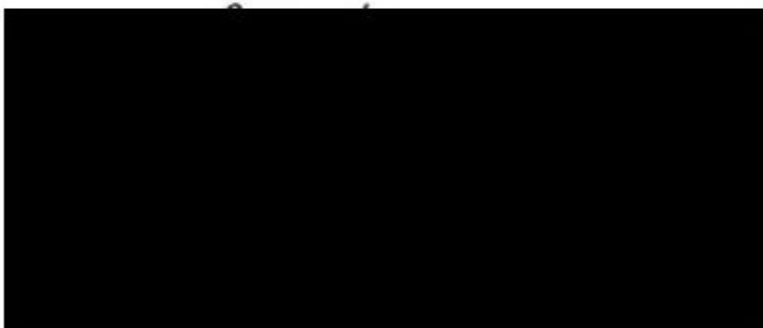
Reason: To ensure the risk from contamination is managed and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

This condition discharge submission is for the Ground Investigation Report for the Officer's Mess parcel (Phase 6E) only. Partial discharge of part 1 of Condition 55 is sought at this time for this phase. Parts 2 and 3 will be submitted in due course.

The relevant statutory planning fee for this application has been paid online today.

If you have any questions in relation to this application, please contact me or Anna Blackwell at this office. I look forward to receiving confirmation that the application has been made valid in due course.

Yours faithfully



Cc: Jonathan Inman - Skanska

Enc: Officers' Mess Ground Investigation Report (DCB-HYD-XX-XX-RP-GE-1083)_P01