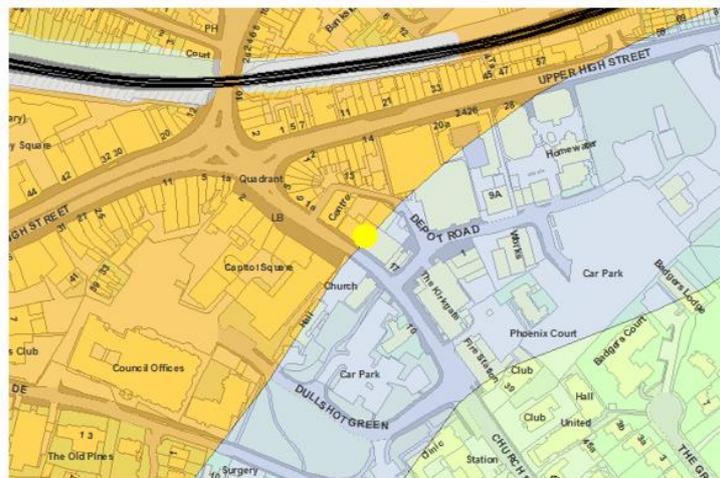


To : Euan Chene
From : Nicola Slade – Contaminated Land Officer
cc :
Date : 24 February 2021 **File Ref** : 06/00003/CLPLAN
Re : **21/00233/OUT The Wells 3-13 Church Street Epsom KT17 4PF**

Change of use of office building (Class E) to a Care Facility (Use C2)
 (Note that basement accommodation is proposed (inc. treatment rooms, a cinema, a hydro pool, kitchen, laundry, offices and staff facilities))

Dear Euan

The site is situated opposite a former fuel station and car repair works. A coachworks, metal works and also an electrical works were formerly located near the rear of the building. A current car repair works is situated close to the building off Depot Road. The geology beneath the two halves of the building differs (as shown below – the yellow dot marks the location of the development site) and permeable. I worked for many years in this building and the basement was susceptible to flooding*. On one occasion, the lower basement was mostly submerged. This suggests that there is a potential for migration of any contaminants in groundwater. I would be grateful if you would let the applicant know that, should a full application be made to redevelop this site, I will recommend a ground contamination condition be added to any consent granted, particularly as basement accommodation is proposed. Suggested wording is overpage.



Orange is Lambeth Group sand and clay and Blue is Thanet Sands (green is Chalk)

*In Section 11 of the application form, the applicant has stated that the site is not at risk of flooding. When I worked in The Wells building, the flooding experienced was attributed to either a spring line or 'underground



stream' beneath the building itself. The building name 'The Wells' was thought to relate to the former presence of a well and, indeed the 1870 OS map shows a pump at this location at that time. I suggest that the potential for flooding be investigated further, particularly as basement accommodation (treatment rooms and a hydro pool) is proposed. Presumably this will be a requirement anyway, should a full application be made.

Condition: ground contamination and ground gas condition

Unless otherwise agreed by the Local Planning Authority, the following must be undertaken prior to occupation of the new development, in accordance with current best practice guidance:

A site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants (including asbestos and hydrocarbons) with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. If ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site and verification report shall incorporate the approved additional measures.

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM10 of the Development Management Policies Document (2015).