



GROUND CONDITION ASSESSMENT

APP/17/00863 – CONDITION 14

HERITAGE BUILDINGS.

SOUTHLEIGH PARK HOUSE

Job No: 28473
Date: 27th July 2023
Status: Rev 01
Checked: CH

Introduction

Full planning permission was granted under APP/17/00863 and this statement has been prepared in answer to condition 14 which states;

“Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), and notwithstanding any assessment provided with the planning application, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) *A site walk-over survey &/or sufficient desk-based research to identify;*
 - *All relevant previous uses of the site*
 - *Potentially significant contaminants associated with those uses*
 - *Uncertainties relating to previous use or associated potential contaminants*
 - *A conceptual site model identifying all relevant sources, exposure pathways*
 - *and receptors, and;*
 - *A summary of potentially unacceptable risks arising from contamination at the site.*
- 2) *Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.*
- 3) *The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;*
 - *appropriately considered remedial objectives,*
 - *an appraisal of remedial &/or risk mitigation options, having due regard to*
 - *sustainability, and;*
 - *clearly defined proposals for mitigation of the identified risks.*
- 4) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action”.*

Statement

Ground Condition Assessment



Ground Conditions Consultants have been appointed to survey and analyse site ground conditions, their formal report is below.

Prepared by:

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Henry Carling
Head of Design

FSL Group
M4, Millennium Centre,
Crosby Way,
Farnham.
Surrey
GU9 7XX