

To : Gemma Paterson, Planning
From : Nicola Slade – Contaminated Land Officer
cc :
Date : 11 August 2025
Contam Ref: 04/00097/CLPETR Jet Service Station

Re : 25/00846/OUT Farm View, Langley Vale Rd, Epsom, KT18 6AP

Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road)

Part of the site lies adjacent to a fuel filling station. The groundwater in this area is also highly sensitive and vulnerable (Source Protection Zone 1).

I recommend the following condition.

Condition X ground contamination and ground gas assessment

Following demolition works and prior to commencement of the development, the following shall be undertaken in accordance with current best practice guidance:

- (i) a desk study, site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including hydrocarbons) and contaminants (including asbestos) with the potential to impact sensitive receptors on and off-site. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and
- (ii) 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.

Condition X remediation

Prior to commencement of the development, the approved remediation scheme **prepared under Condition X** must be carried out in accordance with its terms. Following completion, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Condition X 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 in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must be undertaken and where remediation is deemed necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.