

26 February 2026

Attention: Development Management and Planning
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN

SLR Project No.: 402.65807.00001 POL Project Larkhill

**RE: Discharge of Conditions 4, 5 and 6 of Planning Permission Ref:
PL/2024/05746 at the POL Point, Larkhill Military Barracks, The Packway,
Larkhill, Wiltshire, SP4 8QT.**

Dear Sir or Madam,

Wiltshire Council (WC) issued decision notice ref. PL/2024/05746 in relation to the 'Replacement of existing petrol, oil, and lubricant (POL) station with associated works at Larkhill Military Barracks, The Packway, Larkhill, Wiltshire, SP4 8QT' on the 28th of October 2024.

The decision notice was subject to a number of pre commencement conditions, including Condition 4: Remediation strategy (including additional site investigation, Detailed Quantitative Risk Assessment (DQRA) and remediation verification plan), Condition 7: Storage of above ground fuels and oils and Condition 8: Infiltration of surface water.

Conditions 7 and 8 were discharged under permission ref. PL/2025/05889 on the 15th August 2025. Condition 4 was partially discharged, pending further information being available, following the removal of the tanks and verification sampling.

SLR Consulting Limited (SLR) have prepared a Remediation Validation Report¹, which is being submitted to discharge Condition 5 'Verification Report' of permission reference PL/2024/05746.

The Remediation Validation Report should also allow Condition 4 to be fully discharged as it provides the information requested by the Environment Agency, which was not available when the Detailed Quantitative Assessment was submitted in July 2025, to discharge Condition 4.

The Report also provides information to confirm that Condition 6 has not been triggered.

This letter sets out the full wording of Conditions 5 and 6 and summarises how the requirements of the conditions has been met.

Condition 5 Verification Report states:

"Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met."

REASON: *To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan*

¹ Remediation Validation Report Larkhill POL, prepared for Adler and Allan Limited by SLR Consulting Limited; dated 26th February 2026. Ref: 402.065807.00001 Rev: V1.

have been met and that remediation of the site is complete. This is in line with Paragraph 180 of the National Planning Policy Framework”

SLR Response – ‘Remediation Validation Report’

Prior to works commencing at the POL, SLR was commissioned to undertake an Asbestos Investigation² to further delineate the extent of asbestos in soils and to better determine waste disposal route. A summary of the Report findings is provided below:

- Five trial pits were excavated to a maximum depth of 0.8m below ground level (bgl), to prove natural ground (Seaford Chalk Formation).
- Made Ground, comprising a granular sub-base, was encountered beneath the hardstanding in all locations. A second layer of Made Ground, comprising granular building waste, was encountered in the southeast of the site.
- No asbestos containing materials (ACM) were encountered and the laboratory results confirmed the absence of ACM as well as free asbestos fibres within both layers of Made Ground.
- Due to the presence of asbestos in the second layer of Made Ground, which was encountered in the previous investigation, the material was deemed to be hazardous waste.
- The Report presents a revised drawing of the extent of the material.

The remediation works completed on site are presented in the Remediation Validation Report. The Report confirms:

- The approved remediation and sample validation methodology was completed.
- All remedial validation samples obtained at the extent of the asbestos impact material excavation were below the asbestos remedial target values.
- As part of the remedial works all fuel infrastructure was removed from the site, along with c.135m³ of impacted soil. As such, the previous significant source of contamination has been removed.
- A small area of residual hydrocarbon impacted material, in excess of remedial validation criteria, was left in situ. This material was below the maximum achievable excavation depth.
- 45 out of 48 remedial validation samples tested for hydrocarbons revealed concentrations below the remedial criteria. One of those that exceeded the remedial criteria was excavated further and removed, the remaining two were present at a depth greater than the approved maximum achievable dig depth.
- The risk to human health and groundwater environment within any impacted soils left in situ following remedial excavations is negligible and the objectives of the Remediation Method Statement have been met.

Condition 6 ‘Contamination Not Previously Identified’ states:

“If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination

² Larkhill POL Asbestos Investigation, Factual Geo-Environmental Report. Prepared for Aspire Defence Services Limited by SLR Consulting Limited; dated 25 September 2025. Ref: 402.V62255.00005, Rev: V1



will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

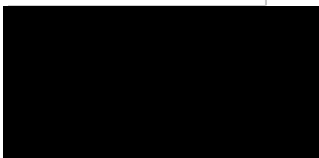
REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with Paragraph 180 of the National Planning Policy Framework”.

The Remediation Validation Report confirms that unexpected contamination / contamination not previously identified was not encountered during groundworks. Therefore, Condition 6 has not been triggered.

If you have any questions on the submitted information, please do not hesitate to contact me.

Regards,

SLR Consulting Limited



Joanna Freyther
Principal Planner

Office phone +44 3300 886631
Mobile 07718 488596
Email jfreyther@slrconsulting.com

Attachments: Asbestos Investigation
Remediation Validation Report V1– February 2026

