

Urchfont Schedule of Conditions - Condition 4 Ground Investigation - Gaiger position update 24.08.26

Application Ref: PL/2024/07035

Appeal Ref: APP/Y3940/W/24/3357720

Discharge of Condition Reference: PL/2026/02554

4) No development (including demolition) shall commence until a ground investigation has been carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants.

Condition Requirement	Progress to date (applicant / Gaiger)	Wiltshire Council position
As a minimum, the ground investigation shall be undertaken in accordance with the recommendations of the submitted Phase 1 Assessment of Land Quality (Author: Ground Investigation Limited, dated 17 July 2024) and shall include assessment of the potential risks to: - human health, - property (existing and proposed), - adjoining land, - groundwater and surface waters, and - ecological systems. This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land	Phase 2 Geo-Environmental Site Assessment Report & Proposed Remediation Strategy (P1827.2.1, Rev 0 – 26th September 2025) Report prepared and submitted as part of original discharge of condition submission (PL/2026/02554) Further GI will follow when practical (buildings cleared) post-demolition, with works to include: 1. Additional investigations targeting the buildings and inaccessible areas at the time of the original GI in August 2025 2. Additional testing/analysis in relation to the additional investigations undertaken	

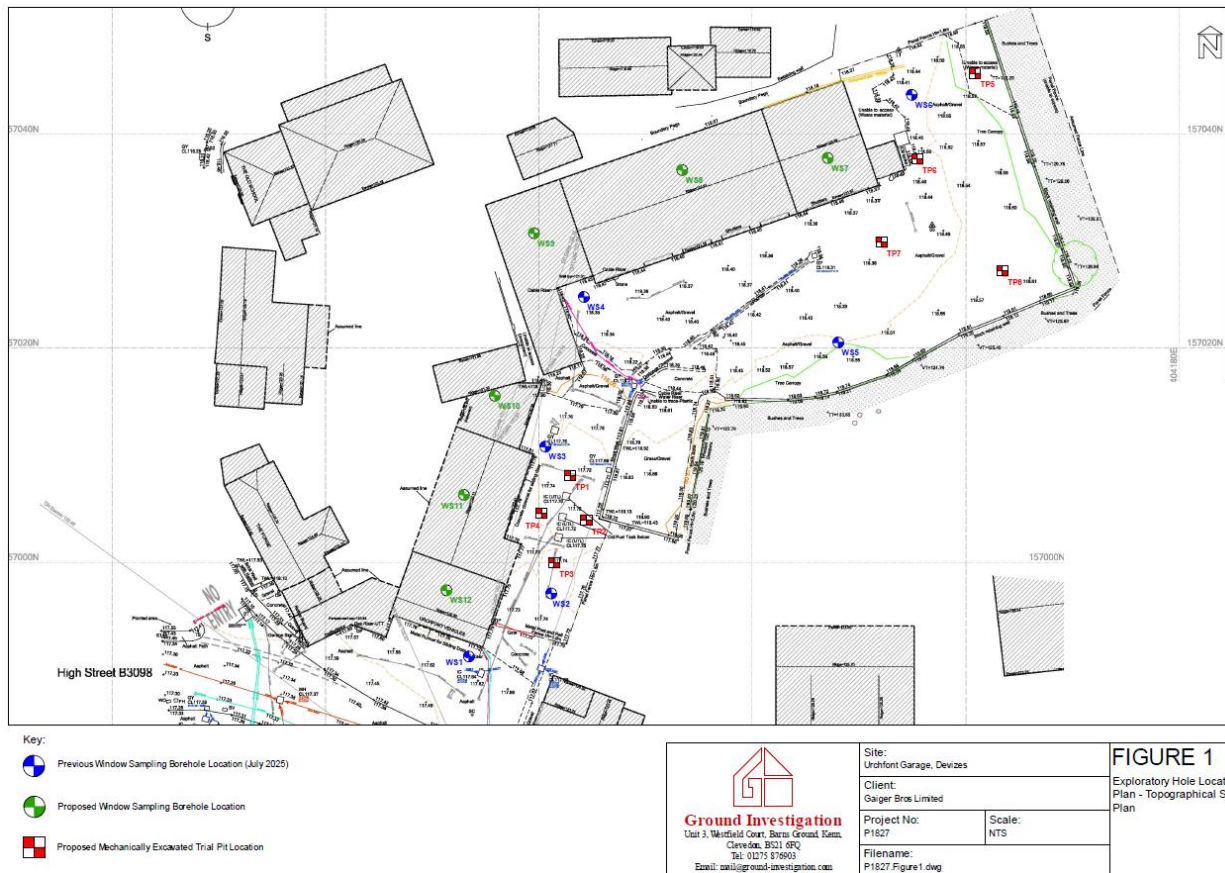
Contamination, CLR 11” and other authoritative guidance.	3. Update to report: P1827.2.1, Rev 0 – 26th September 2025 <u>Proposed scope of works outlined in Appendix A below.</u> With reference to the planning condition requirement – this stage (Step 1) of work has been completed as far as is practical and reasonable. We respectfully request for confirmed agreement to this in writing to enable demolition works to proceed, prior to completion of the GI.	
Step 2 – Remediation Scheme If any unacceptable risks are identified as a result of the investigation referred to above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This shall detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural environment and 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, a timetable of works and site management procedures.	On completion of the GI the updated report and a Remediation Scheme will be outlined and submitted to Wiltshire Council for approval in writing. This requirement – in combination with Step 3 - provides Wiltshire Council with assurances that risks will be properly managed and implemented	

Step 3 – Implementation of Approved Remediation Scheme: The approved remediation scheme under step 2 must be carried out in full in accordance with its requirements. The local planning authority must be given at least two weeks written notification of commencement of the remediation scheme works.	See above	
Step 4 – Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development (that was not previously identified) it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken in accordance with the DEFRA and Environment Agency guidance referenced above and where remediation is necessary, a remediation scheme shall be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the local planning authority.	To be actioned if/when required	
Step 5 – Verification of remedial works: Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to the local planning authority. The report shall	To be actioned post completion	

demonstrate the effectiveness of the remedial works. A statement shall also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (the local planning authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at step 2 above). The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.		
Step 6 – Long Term Monitoring and Maintenance: If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the local planning authority for approval at the relevant stages in the development process as per the details approved pursuant to step 2 above, until all the remediation objectives in that scheme have been achieved.	To be actioned if/when required	

Appendix A: Proposed scope of additional Ground Investigations post demolition (Tim Gilbanks – Managing Director at Ground Investigation – geotechnical and geo-environmental consultants)

See attached plan (Figure 1) showing some indicative positions of supplementary window sampler boreholes and trial pits to be completed post-demolition. The positions of the previously undertaken window sample boreholes from July 2025 are also shown to put this in context.



The exploratory holes have been positioned to target areas that were previously inaccessible due to the buildings, coupled with identified contamination “hotspot” areas. In order to safely undertake these works, it has been assumed that all of the buildings will have been demolished and underground services disconnected at the site boundary. It is envisaged that the trial pitting can potentially be carried out using plant provided by the demolition contractor – in this regard, the positions are indicative and we would be expected to be able to chase out and target hotspot areas using the excavator if the site is clear.

A brief rationale is provided below: final scope & positioning remains subject to review when undertaking work on site.

WS7 – WS12 – Six dynamic sampler boreholes to be undertaken in areas previously inaccessible due to the presence of the buildings to investigate the underlying soils and enable sampling of the Made Ground and/or natural soils for further contamination assessment. These boreholes will also provide useful geotechnical information to help inform foundation design, including SPT N-values confirming soil density.

TP1 to TP4 - Four mechanically excavated trial pits to be undertaken around the three identified underground fuel storage tanks (UST) to assess potential contamination arising from leakage by means of chemical laboratory testing on both anthropogenic and natural soils surrounding the USTs. Further pits or extensions of pits, subject to site observations.

TP5 – Mechanically excavated trial pit in a location previously covered by waste material to facilitate inspection and logging of the underlying soils, together with sampling for subsequent chemical laboratory testing.

TP6 - Mechanically excavated trial pit in a previously identified ‘hotspot’ displaying significant hydrocarbon staining around an above ground oil tank to facilitate inspection and logging of the underlying soils, together with sampling for subsequent chemical laboratory testing.

TP7 and TP8 – Two mechanically excavated trial pits in areas previously inaccessible due to the operations of the old garage to facilitate inspection, logging and sampling of the underlying soils.



A selection of soil samples will be tested for metals, semi-metals, TPHs (inc BTEX & MTBE), PAHs and VOCs, as well as being screened for asbestos. Following identification of any asbestos or asbestos containing materials, a quantification will be undertaken on the affected sample/samples. Furthermore, due to the absence of groundwater noted during the initial phase of works and subsequent monitoring regime, a representative number of samples will also be scheduled for leachate testing to better assess the risk to controlled waters at the site.

After completion of the supplementary investigation works and receipt of the laboratory test data, the initial Interpretative Ground Investigation Report issued by GI in September 2025 will be updated with the additional findings and a Remediation Method Statement (RMS) prepared. The RMS will include a detailed method statement for the removal of the USTs (which will need to make reference to information provided by the appointed Groundworks Contractor); any required asbestos management procedures (drawing on information provided by specialist subconsultants); validation criteria and testing frequency for the clean cover system installed in soft landscaped areas and a gas protection design specification. A Remediation Verification Report will then be produced documenting the successful implementation of the requirements outlined in the RMS, together with removal of the identified contamination sources.