

Altman, Rebecca

From: Panza, Yacklin
Sent: 15 November 2024 16:59
To: Altman, Rebecca
Subject: [DC/24/98478] Cockpit Farm Barn, Knowle Lane, Horton Heath, SO50 7DZ

Follow Up Flag: Follow up
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Categories: Conditions, Consultation responses

Hi Rebecca,

Thanks for consulting the Pollution Team on the planning application DC/24/98478 for the discharge of Condition 2 of PN/23/96355 (contaminated land) for the conversion of part of existing building to light industrial use (Class E(g)(iii)) at Cockpit Farm Barn, Knowle Lane, Horton Heath, SO50 7DZ.

I have reviewed the submitted document titled Cockpit Barn – Addendum to desk study report produced by EPG Ltd, dated 20/06/2024 reference 000467. Please see my comments below:

- The report outlines the proposed internal and external works, including the installation of wastewater pipes for the new toilet facilities and raising levels to create a parking/ turning space, both of which involve ground disturbance.
- Previous investigation report identified some features of potential contaminated land concern (however, they are not within this planning application site boundary), as well as asbestos within the existing roof and the potential for residual contamination within shallow external soils.
- The report did not provide an updated conceptual site model; however, it emphasises that based on the proposed end use and the limited pathway exposure during construction works, an extensive site investigation is not considered necessary.
- The author recommends the following measures to manage potential contamination to site workers and end users: installation of an internal liner to the asbestos cement roof, use of dust suppression during internal and external works, backfilling the sewage trench with clean imported material, appropriate management of arising materials and subsequent re-use as filling material for the base of the raising levels, imported clean material to raise external levels with the use of a geotextile membrane layer prior its placement.

In general, I agree with the approach of the report and consider that further investigation does not seem to be necessary for this area of the site. Therefore, I recommend the discharge of condition 2 of PN/23/96355, provided that the applicant adheres to the recommendations outlined in the submitted report.

Additionally, the submission of a verification report once the works are completed (condition 3) would still be required for approval. This verification report should include, at least, the following:

- Summary of the remedial measures implemented.
- Evidence of the installation of internal liner to the asbestos cement roof.
- Clean imported soils certificates.
- Photographic records during works including excavation of sewage trenches, soil/ stockpile management, placement of excavated soils at the base of the external area to be raised, placement of geotextile membrane to separate excavated soils from clean soils in the external areas, placement of clean soils in service trenches and external area.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting me.

Best regards,

Yacklin

Yacklin Panza

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Cinderella's Wellies