

Altman, Rebecca

From: Panza, Yacklin
Sent: 16 December 2024 15:57
To: Altman, Rebecca
Subject: [PN/24/98596] Cockpit Farm Barn, Knowle Lane, Horton Heath - Contaminated land comments

Follow Up Flag: Follow up
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Categories: Consultation responses

Dear Rebecca,

Thanks for consulting the Pollution Team on the above application for the Prior Approval under Class R of the General Permitted Development Order, for conversion of part of existing building to storage use - Class B8 at Cockpit Farm Barn, Knowle Lane, Horton Heath. Please see my comments below on contaminated land.

The proposed building is located within an area of identified contaminative land use, and has the potential to have caused contamination of the ground. The application is supported by a Desk Study Report (Lake Environmental, July 2021). The report has identified several features likely to have caused contamination within the proposed site boundary have been identified such as underground fuel pipe, fuel shed, amongst others. The report indicates that there is potential contaminated land issues associated with poultry farming and infrastructure and services and recommends intrusive investigation and asbestos survey. In addition, I refer to recent planning PN/23/96355 and the Addendum to desk study report produced by EPG Ltd, dated 20/06/2024 reference 00046, which recommends some measures to manage potential asbestos contamination to site workers and end users including the installation of an internal liner to the asbestos cement roof, use of dust suppression during internal and external works.

Details on any refurbishment on the proposed storage are not provided. It is not clear whether any alterations in the building are needed (involving excavation, demolitions, etc).

The Planning Application letter (Nova Planning, dated 06/12/2024) seems to indicate that the applicant would be willing to provide further investigation, remediation, and verification where necessary in relation contaminated land.

Although I do not object to the principle of the development for the partial conversion of the existing building to storage use, I would like to have more details on the proposed development so I can tailor my recommendations accordingly. However, based only on the information provided, I recommend that the application be permitted only subject to contaminated land conditions requiring further investigation and assessment, and a requirement that appropriate mitigation of any discovered risks be carried out to the satisfaction of the LPA, as necessary, asbestos management plan, unexpected contamination and Construction Environment Management Plan. Please noted the suggested conditions below:

Asbestos

No site preparation or construction works shall commencement until an Asbestos Management Plan has been submitted to and approved in writing by the Local Planning Authority, in order to ensure construction workers and adjacent sensitive receptors are adequately protected from the asbestos identified within existing structures' fabric. The development and construction works must accord with these approved details.
Reason: In the interests of amenity and protection of human health.

Additional Ground Investigation

No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a. An report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013 and as agreed with the LPA. This document should also include reference to the agreed Preliminary Investigation Report produced by Lake Environmental (July 2021).
 - b. Detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.
- Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development.

Verification report

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition X (remediation) that any remediation scheme required and approved under the provisions of condition X (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- b. a description of the remediation objectives and remedial works carried out;
- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X (remediation)

Unexpected contamination

All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority (LPA). Development shall not re-start on site until the following details have then been submitted to and approved in writing by the LPA:

- a. a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site. and (unless otherwise first agreed in writing by the LPA).
- b. a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages and before any part of the development is occupied or used (unless otherwise first agreed in writing by the LPA) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA. The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

CEMP

No construction works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Construction works shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
- b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
- c) the parking of vehicles of site operatives and visitors;
- d) measures to control the emission of dust and dirt generated by demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- f) provision for storage, collection, and disposal of waste, including hazardous waste (asbestos) from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;
- k) temporary surface water drainage provisions; and
- l) hours of working

Reason: To limit the impact the development has on the amenity of the locality.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

