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30th September 2021

Discharge of Conditions for 20/02786/FUL: 17 Parts B & C and 20

Dear Callum,

I am applying to discharge Conditions 17 (Ground Contamination) Parts B & C and Condition 20 (Ground Gas Protection) attached to the decision notice dated 29th January 2021 with respect to the above application.

This application also seeks confirmation that following the findings of the attached report and successful discharge of the above conditions, certain other conditions will no longer be required and could therefore be deemed as discharged. These include Condition 18 (Contamination Verification Report) and Condition 21 (Ground Gas Validation & Verification Report). We welcome advice if a different approach is required.

JNP Group Engineers were commissioned to conduct a comprehensive Phase II Geo-environmental site investigation in order to satisfy Condition 17 Part B and to inform any remediation and mitigation works required to satisfy Conditions 17 Part C and 20. Their report is attached as *Phase 2 Geo Environmental Report JNP Group H77273 Sept 2021.pdf*. It follows a previous desk study undertaken by JNP Group (Phase 1 Geo-environmental Report) dated May 2021, which was submitted as part of discharge application 21/03315/DISCON for Part A of Condition 17.

The wording of the relevant Conditions is noted below followed by a statement on our approach to their discharge:

Condition 17: *The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:*

a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.

b) If identified as being required following the completion of the desktop, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

c) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Conclusions of the Phase 2 II Geo-environmental Report can be found on Page 34 and the key findings include;

- On the basis of the chemical testing undertaken, JNP Group consider that the concentrations of contaminants within the soil do not pose significant risk to human health or controlled waters.
- During JNP Group’s Phase II Ground Investigation, no significant amounts of made ground were encountered in the exploratory holes undertaken. Furthermore, samples of made ground scheduled for chemical testing recorded no elevated concentrations of contaminants, suggesting that a gas generation source is not present at the site.
- Due to no source of gas generation being identified at the site, JNP Group consider that future ground gas monitoring would not be required.
- Radon gas protection measures are not required for this development;
- The risk levels identified in the Phase 1 conceptual model and risk assessment have all been downgraded to **Low** following the site investigation, as per Table 13.1 from page 30, reproduced below;

Table 13.1 Updated Conceptual Model and Risk Assessment

Issue	Risk	Justification
HUMAN HEALTH	LOW	No contaminant exceedances were noted with levels similar to background concentrations, hence not considered to be of significant concern. No source of gas generation identified from observation and the chemical testing at the site.
GROUNDWATER	LOW	Contamination concentrations are similar to background. No mobile species of metals or hydrocarbons present.
SURFACE WATER	LOW	Contamination at concentrations similar to background. No mobile species of metals or hydrocarbons present.
PROPERTY & INFRASTRUCTURE	LOW	No gas generation source has been identified. Highly acidic or mobile hydrocarbons have not been recorded at the site.
ECOLOGY	LOW	Building’s housing sensitive species to be demolished / modified, risks reduced by mitigation proposed in ecological assessment. No contaminant exceedances were noted.

Submission of the Phase 2 report following site investigations satisfies Condition 17 Part B.

Further, given the low level of risk now identified and the lack of land contamination and/or pollution of controlled waters affecting the site, remediation measures are not required and therefore Condition 17 Part C can be discharged as the need for a method statement or remediation strategy is redundant.

Condition 20: *No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.*

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

The original Public Protection consultee response for the planning application 20/02786/FUL (20_02786_FUL-PUBLIC_PROTECTION-1725244, Sept 2020) indicated that Condition 20 should be included in lieu of ground gas monitoring. Given the overall findings of the JNP Phase II report and the specific recommendations that ground gas monitoring would not be required, we believe that no ground gas protection measures are now required within the construction of either the Threshing Barn or Hay Shed. As such this condition should be discharged.

In addition to satisfying Conditions 17 Parts B and C, and Condition 20, we believe that Conditions 18 (Contamination Verification Report) and Condition 21 (Ground Gas verification report) will no longer be required as there will be no required mitigation works to verify. We ask that these are either deemed as discharged or advice is given as to how they can be removed.

We do recognise however that Condition 19 (Contamination not previously considered) will still require discharging and should any such contamination be identified during the development then an additional method statement regarding this material shall be submitted to the Local Planning Authority for approval.

Finally, we note the recommended tree survey and impact on foundation design highlighted in the Phase II report. This survey has already been commissioned as part of the planning application and the project arborist is working with the construction team in the design and impact of the foundations.

I hope that the information provided is sufficient, but should you require any further details or clarification please do not hesitate to contact myself.

Sincerely,

A solid black rectangular box used to redact the signature of Robert Wiggins.

Robert Wiggins