

GPE 21.037

E V Hall (Farms) Ltd  
Dollery's Farm  
West End Green  
Stratfield Saye  
Reading  
Berkshire  
RG7 2DP



7<sup>th</sup> October, 2021

Dear Sirs,

Parsons Farm, Stratfield Saye  
Planning application No.

We refer to the above project and now have pleasure in enclosing a walkover survey/initial site inspection in support of the planning application for this project.

It is proposed to convert a steel framed barn into a single residential property with the creation of a parking area and limited gardens. The adjoining barn and covered link between the two barns are to be removed. A drawing noting the proposed layout is presented with this letter, but complete drawings are available on the Basingstoke and Deane planning portal.

Consequently, a walkover survey has been completed to determine whether there is evidence of any potential contamination on site or in the surrounding area that could adversely affect the proposed development. During the site walkover survey, completed on 14<sup>th</sup> May, 2021, a number of photographs were taken, copies of which are presented with this letter.

The site, which is located at Ordnance Survey National Grid Reference SU 670 618, currently comprises two barns with covered link between the two. The barn to be converted, which was built in 1984, is steel framed, whilst the one to be removed is concrete framed. Both barns and the connecting link are roofed and clad with asbestos and also have asbestos guttering and downpipes. The barns are currently used to store hay bales and some farm

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equipment. There is no evidence of any maintenance or repair facilities within the and it is understood that this is completed elsewhere on the farm.

The entire development area including inside the barns are surfaced with concrete. The plinths from a former fuel tank are located on the south side of the western barn. It is understood that the tank was relocated 15 to 20 years ago due to theft of fuel from the tank. The land to the west and north of the barns is arable farmland apart from a concrete road into the barns from the north. The area to the south is an additional concrete access road and the land to the east is occupied by the farmhouse and additional farm buildings. The gardens of the farmhouse are located to the south and east and contain a pond and several trees and shrubs of varying species and maturity. The surrounding area is entirely farmland, and the nearest property other than the farmhouse is approximately 200m to the west.

The first available ordnance survey map in 1872 notes the site is part of the fields of Parsons Farm with the farmhouse and pond already in place. The site remained unchanged until sometime between 1913 and 1961 when the eastern barn had been constructed. The western barn was built in 1984 and the site has remained effectively unchanged since the construction of the western barn. Satellite images show that the area has remained unchanged over the past 20 years.

The nearest landfill, active or historic is in excess of 1km from the development area. Thus, risks associated with landfill gas have been dismissed. The maps do not indicate any other use for the site or any potential sources of contamination on site or in the local area that could adversely impact the proposed development.

The application site is underlain by the London Clay Formation of Eocene age which is an aquiclude or non-aquifer. The site is underlain by zone 2 of a source protection zone for a drinking water abstraction borehole to the north in Stratfield Mortimer; however, the aquifer would be within the underlying chalk which lies at least 75m below the surface.

An examination of the UK Radon data indicates that the site has a maximum radon potential of <1% thus basic precautions will not be required as part of the redevelopment works.

Based on the walkover survey and the study of historic maps a conceptual site model and risk assessment has been prepared and this is presented below as Table 1. This table identifies any potential pollutants and receptors and their linkages as well as potential risks associated with the possible contaminants.

Table 1 – Conceptual Site Model/Risk Assessment

| Contaminant/Source  | Pathway                                  | Receptor     | Risk   |
|---|--|--------------|--|
| Probable asbestos roofing or ACMs<br>(Asbestos Containing Material) | Inhalation                               | Site workers | Dismissed as any asbestos will be removed prior to any redevelopment works                     |
|   | Inhalation                               | Residents    | Dismissed as any asbestos will be removed prior to any redevelopment works.                    |
| Hydrocarbons from former fuel tank                                  | Dermal contact, ingestion and inhalation | Site workers | Dismissed as correct use of PPE will break viable pollutant linkages                           |
|   |  | Residents    | Low, but testing of soils will determine whether remedial measures need to be undertaken       |
|   | Migration through soils                  | Groundwater  | Negligible but testing of soils will determine whether remedial measures need to be undertaken |

This work has identified various potential sources of contamination that could adversely affect the proposed development. However, the proposed garden is beneath part of the eastern barn and hardstanding to the north and consequently the original topsoil is likely to have been removed. Thus, any soils remaining following the demolition and clearance of the barn and hardstanding are unlikely to be suitable, both chemically and physically, as a growing medium. The areas immediately adjacent to the buildings will become permanent patios with the near surface soils being removed as part of the construction works. Thus, contamination risks in these areas can be dismissed. The same principle can be applied to the remaining proposed hard cover areas, parking and footpaths etc.

Over the remaining garden area, it is recommended that an intrusive investigation is completed to determine the nature of the soils and whether risks from contamination are

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present. The investigation should comprise the completion of three exploratory holes to determine the nature and extent of any fill materials, from which representative samples can be taken for subsequent background contamination testing. However, asbestos roofing is known to degrade allowing the release of fibres and larger fragments into the atmosphere and surrounding soils. Fibres can also be accidentally released during the removal of the roof, cladding, downpipes and guttering.

It is therefore recommended that the investigation is completed once the roof and cladding etc has been removed otherwise a return visit would be required to check that the asbestos removal has not resulted in the release of fibres or fragments into the development area. The investigation report would provide details of any remedial works that may be required prior to final occupation of the property.

Although the former oil tank is in area that is to becoming parking it is recommended that this area is inspected once the plinths and surface concrete has been removed. Hydrocarbon testing of the underlying soils can be completed to determine whether remedial measures will be required. As the underlying soils are anticipated to be cohesive it is unlikely that groundwater would be impacted and that significant remedial measures would be required in this area.

Also, following the removal of the barn foundations and concrete floor there will be no suitable soils for the proposed gardens. Thus, an engineered capping layer will be required within the proposed garden areas. Details of the capping layer are presented in Table 2 below:

Table 2: Engineering capping layer: -

| Layer details           | Thickness, m |
|-------------------------|--------------|
| Clean certified topsoil | 0.30         |
| Clean sand or clay fill | 0.30         |

Where natural uncontaminated soils are revealed at shallower depths then the thickness of capping layer can be reduced accordingly, but the topsoil layer should remain at 0.30m thick in order to provide a suitable growing medium. All imported "topsoil" will need to be independently tested once on site to ensure that it is fit for purpose. Any imported soils should be tested at the rate of one suite of tests per 100m<sup>3</sup> following delivery to site, but prior to final placement.

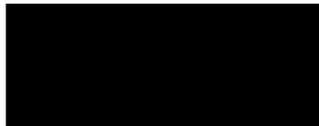
Nevertheless, it is recommended that a watching brief is maintained for any potential sources of contamination during any groundworks at this site. Should any suspect materials be encountered, they will need to be inspected/sampled so that appropriate remedial measures can be taken if required.

Prior to occupation of the property a Validation Report (VR) will be required as part of the planning conditions. The VR will need to be produced by an independent competent person and is required to provide documentary evidence that.

- any remedial measures have been completed in accordance with the recommendations of the investigation report.
- soils removed from site have been disposed of correctly.
- any imported topsoil is free from contamination and fit for purpose.
- all risks associated with the former use of the site have been adequately dealt with such that any risks that remain are within acceptable limits.
- no other potential sources of contamination were encountered during the groundworks phase of the development.

Should you have any further queries please do not hesitate to contact us.

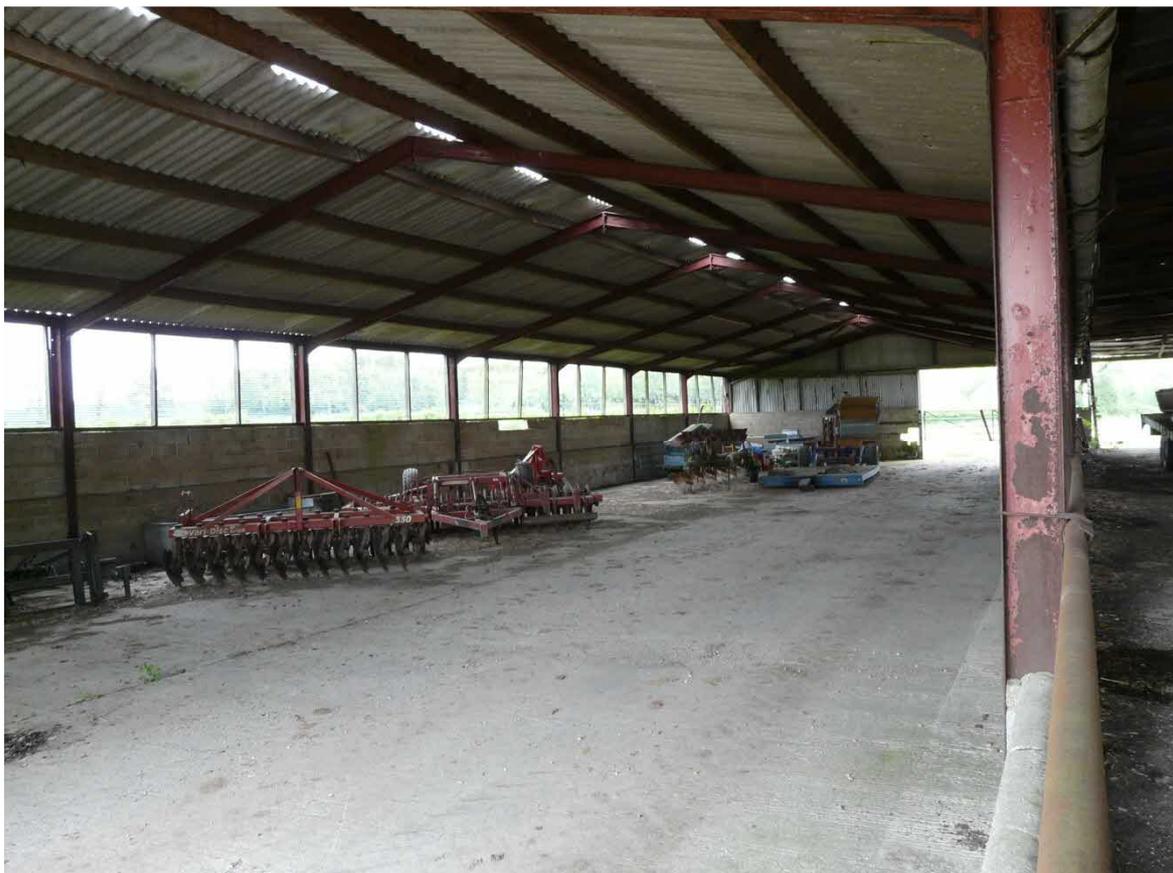
Regards,



Nigel Milliner MSc BSc FGS  
Director



Southern side of barns viewed north-west



Interior of western barn to be converted

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Covered link and eastern barn, both to be demolished



Northern side of barns viewed southwards

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Plinth for former fuel tank



**PROPOSED BLOCK PLAN**  
Scale 1:250

0 2 4 6 8m  
Scale 1:250

**NORTH**  
  
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# PLANNING

**PLANNING NOTES**  
 ALL PLANS PRODUCED IN GOOD FAITH AND BASED ON INFORMATION READILY FOUND ON SITE. BUILDER TO CARRY OUT OWN SITE SURVEY AND AGREE ALL PROPOSED WORK WITH CLIENT. ALL DIMENSIONS/LEVELS TO BE DETERMINED ON SITE.



Proposed Development For:  
 Parsons Barn  
 Green Lane

Date: 04-10-2021  
 Sheet: Scaled as shown @ A3  
 Revision A No: AB\_04