

# JPC Environmental Services

(A Division of JP Chick & Partners Ltd)



Red House Farm,  
Otley Road,  
Framsden,  
IP14 6HU


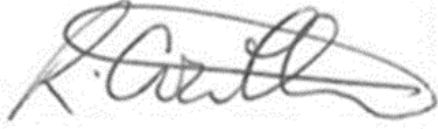
**STAGE I – Contaminated Land Assessment**

**SUFFOLK:** Registered Office: 7 Museum Street Ipswich Suffolk IP1 1HQ T 01473 280699 F 01473 280701 E [ipswich@chick.co.uk](mailto:ipswich@chick.co.uk) (Registered No: 4806356)

**ESSEX:** 8 Atlantic Square Station Road Witham Essex CM8 2TL T 01376 503020 E [witham@chick.co.uk](mailto:witham@chick.co.uk)

**NORFOLK:** 23 St Stephens Road Norwich Norfolk NR1 3SP T 01603 619093 F 01603 619840 E [norwich@chick.co.uk](mailto:norwich@chick.co.uk)

**DOCUMENT CONTROL**

<p><b>Report prepared by:</b></p>  <p><b>Max Rooke BSc (Hons) FGS AMIEnvsc Graduate Environmental Engineer</b> On behalf of JPC Environmental Services A Division of JP Chick &amp; Partners Limited</p>	<p><b>Report reviewed by:</b></p>  <p><b>R M Crowther PIEMA AMEI Divisional Director</b> On behalf of JPC Environmental Services A Division of JP Chick &amp; Partners Limited</p>
<p><b>JPC Issuing Office</b></p>	<p><b>7 Museum Street, Ipswich, IP1 1HQ</b></p>

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## EXECUTIVE SUMMARY

<b>Site Name &amp; Address:</b>	Red House Farm, Otley Road, Framsdon, IP14 6HU
<b>Client:</b>	Clerk Well Development Ltd
<b>Local Planning Authority:</b>	Mid Suffolk District Council
<b>Historical Site Use:</b>	Agriculture
<b>Present Site Use:</b>	Disused barns
<b>Proposed Site Use:</b>	Conversion of the current barns to form 4No. residential dwellings.
<b>Date of most recent investigation:</b>	Thursday 7 <sup>th</sup> October 2021 (Walkover)
<b>Objectives:</b>	
<ul style="list-style-type: none"> <li>▪ To develop a good understanding of the site's history and environmental context;</li> <li>▪ To determine the potential existence of any significant pollutant linkages which might represent a potential risk to construction workers, future occupants of the site or controlled waters;</li> <li>▪ To undertake a Tier 1 'Contaminated Land' investigation in accordance with LCRM-Stage 1 and guidance contained in the NHBC Publication 66: 2008.</li> </ul>	
<b>Geology, Hydrogeology &amp; Hydrology:</b>	
<ul style="list-style-type: none"> <li>▪ Based on the BGS online mapping, the site is likely to be underlain by superficial geology comprising Lowestoft Formation Diamicton. These are underlain by bedrock deposits of Lewes Nodular Chalk.</li> <li>▪ The nearest borehole record on the British Geological Society Website is [TM25NW11] 200m South West of site.</li> <li>▪ With reference to the groundwater mapping presented on DEFRA's Magic Map website, the superficial deposits are described as Secondary (Undifferentiated) Aquifer and the bedrock geology is described as Principal Aquifer.</li> <li>▪ In terms of groundwater vulnerability, the superficial deposits are classified as medium risk with the bedrock deposits also being classified as low risk.</li> <li>▪ The site is located within a Source Protection Zone 3 (Total Catchment).</li> <li>▪ The site is located within Flood Zone 1.</li> <li>▪ The site is predominantly laid to a surface of concrete hardstanding with a made ground track down the eastern part of site with areas of soft landscaping present at the front and rear of the site.</li> </ul>	
<b>Findings:</b>	
<ul style="list-style-type: none"> <li>▪ The site has been developed since the earliest available map (1885) with 8No. buildings located towards the centre of site. The site has remained in a relatively stable state since that point.</li> <li>▪ The surrounding area has remained in a relatively stable and undeveloped state with very little development seen other than a handful of residential properties.</li> <li>▪ There is very little in the way of current commercial activity in the area immediately surrounding site. The nearest current/historic feature of interest being a tank 45m West of site.</li> </ul>	



#### **Risk Assessment:**

- Our desk-based research and walkover survey identified the following potential sources of contamination:
  - i) On-site; Asbestos, Madeground, previous on-site activities;
  - ii) Off-site; Tank and agricultural activities.
- We consider that the above on-site sources represent a HIGH risk to the site and future site users.
- We consider that the above off-site sources represent a LOW risk to the site and future site users.
- We consider the potential on-site sources of contamination to represent a MODERATE risk to groundwater.
- The potential risk from ground gas migrating onto the site, and affecting the proposed development, is considered to be LOW.

#### **Recommendations:**

Based on the information obtained and reviewed as part of this preliminary assessment, JPC Environmental Services would advise the following:

- A Stage I/ Tier II ground investigation and risk assessment should be undertaken to quantify or dismiss the potential for ground contamination and to refine the human and environmental risk assessment.
- Based on the information obtained to date we would recommend that samples of on-site soils are tested for a routine suite of organic and inorganic contaminants, together with an asbestos screen.
- Although not related to the condition of the on-site soils, we would recommend undertaking a HSG264 Pre-demolition/major refurbishment asbestos survey on the existing buildings. All asbestos containing material (ACMs) should then be removed, by a suitably experienced contractor, prior to the conversion/ of the buildings.

## 1.0 INTRODUCTION

### 1.01 Brief

- 1.01.1 JPC Environmental Services were appointed by Peter Wells Architects on behalf of Richard Buss, to undertake a Stage I Tier I Contaminated Land Investigation and Risk Assessment for 'Red House Farm, Otley Road, Framsdon, IP14 6HU (hereafter referred to as 'the site').
- 1.01.2 The purpose of the investigation, comprising a desktop study and walkover survey was to:
- Identify any significant potential sources of ground contamination either on the site or in close proximity to it, which could have a negative impact on the proposed development.
  - To determine the potential existence of any significant pollutant linkages that might represent a potential risk to future occupants.
  - To determine whether any further investigations would be required, to enable the potential risk to human health and controlled waters to be assessed.
- 1.01.3 The investigation was carried out broadly in accordance with the Land Contamination Risk Management guidance published in October 2020 and the updated NHBC Guidance Document "R & D Publication 66: 2008 – Guidance for the Safe Development of Housing on Land Affected by Contamination".
- 1.01.4 Authority to carry out this work was received via email on 24<sup>th</sup> September 2021 from Peter Wells Architects on Behalf of Clerk Well Developments Ltd.
- 1.01.5 This report shall be for the private and confidential use of Clerk Well Development Ltd and their agent. It should not be reproduced in whole or in part, or relied upon by a third party for any use without the express written authority of JPC Environmental Services.
- 1.01.6 In producing this report, we have exercised all the reasonable skill, care, and diligence to be expected of an appropriately qualified and competent consultant, experienced in carrying out equivalent services for developments of a similar size, scope and complexity, value, and purpose to the development.

### 1.02 Scope

- 1.02.1 The main elements of the investigation were as follows:
- The collection and review of historical and regulatory information relating to the site to gain an understanding of the site's history, the local environment and potential ground conditions
  - The formulation of a "Conceptual Site Model" to explore and evaluate the existence and potential impact of any plausible pollutant linkages
  - To utilise the resulting information to undertake a 'Tier 1' human and environmental risk assessment
  - If appropriate, make recommendations on the extent of any intrusive investigations which may be required to fully establish the condition of the site
- 1.02.2 The on-site investigations comprised the following: -

- A walkover survey of the site and surrounding area to identify the presence and types of commercial activities within the locality, and seek evidence of potential sources of on or off-site contamination.

**1.03 Location**

1.03.1 Site address: Red House Farm, Otley Road, Framsdon, IP14 6HU

1.03.2 Map coordinates: Easting: 621161  
Northing: 258212

1.03.3 The site can be accessed directly from Otley Road down a madeground track associated with the buildings on site.

1.03.4 A detailed map of the location is presented within the appendices, and an extract within figure 1 below.

**1.04 Development Proposal**

1.04.1 We understand that the proposal for site is to convert the current barns to form 4No. residential dwellings.

1.04.2 Extracts from the site location plan and architect’s proposed layout drawing are shown in Figures 1 & 2 below. Full-scale copies are presented within the appendices.



Figure 1 - Site Location Plan (extract)



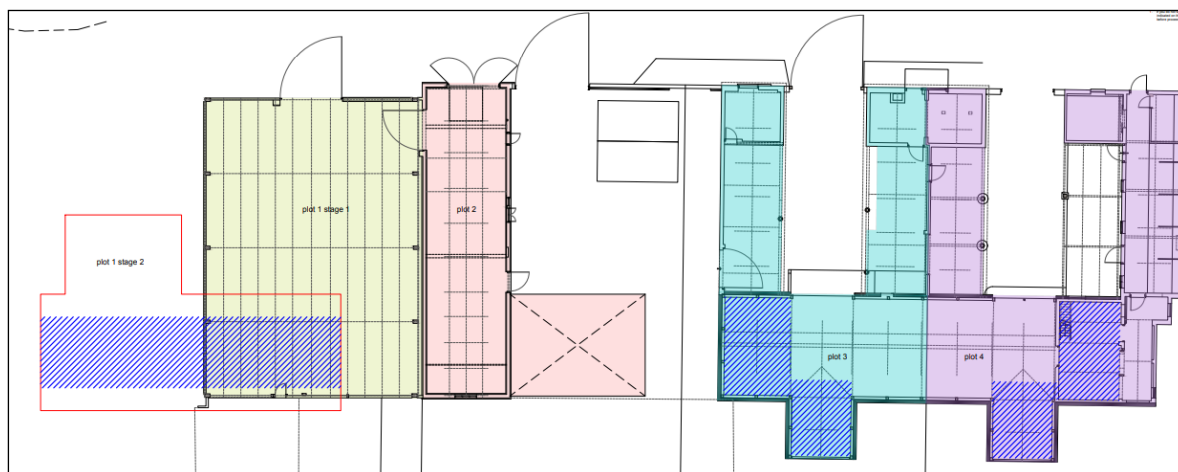


Figure 2 – Architects Proposed Layout (extract)

## 2.0 DESK STUDY

### 2.01 Sources of Information

2.01.1 As part of the desk-based research, JPC Environmental Services consulted the following sources of information: -

- Enviro Insight Report – produced by Groundsure Ltd.
- Map Insight Report – produced by Groundsure Ltd.
- British Geological Survey (BGS) mapping and online referencing
- Environment Agency landfill mapping – online
- BR 211 Radon: Guidance on Protective Measures for New Dwellings, 2007 Edition
- Magic Map Website – magic.defra.gov.uk
- Mid Suffolk Council Planning Portal
- Google Earth (aerial photography)

### 2.02 Site Description (Walkover Survey)

2.02.1 The site walkover was conducted on Wednesday 15<sup>th</sup> September 2021 by Maxwell Rooke on behalf of JPC Environmental Services.

2.02.2 Access to the site was gained directly from Otley Road to the South and along a track associated with the buildings currently on site. The site is currently occupied by a series of old farm buildings located towards the centre of site.

2.02.3 The site is bounded to the North and East by agricultural land. To the South the site is bounded by Otley Road. To the West the site is bounded by a residential dwelling.

2.02.4 The site is currently occupied by a series of buildings which are described below and are also shown in Figure 1. There is one other building associated with the site, but this does not form part



of the application. The buildings are surrounded by a combination of concrete hardstanding and soft landscaping. There is also a made ground track that runs from the entrance to the rear of site.

2.02.5 Building 1 – Is a brick built stable with a clay pantile and metal sheet roof.

Building 2 – Is a brick built stable with a clay pantile roof.

Building 3 – Is a brick built stable with a clay pantile roof.

Building 4 – Is a brick built stable with a clay pantile roof.

Building 5 – Is a brick and timber-built barn with a clay pantile roof.

Building 6 – Is a brick and timber-built barn with a clay pantile roof.

Building 7 – Is a concrete block-built barn with asbestos sheet roofing.

Building 8 – Is a steel beamed lean to with asbestos sheet roofing.

2.02.6 A handful of potential sources of contamination were identified on site, or in close proximity to it. These include:

- Potential for contaminants related to the onsite hardstanding.
- Potential for unknown contaminants from historic on-site activities.
- Potential for asbestos containing materials within the fabric of the existing structures, given the buildings' age.
- Potential for relict construction associated with the remnants of a possible grain silo.

### 2.03 Site History

2.03.1 To ascertain the existence of any potentially contaminative former land uses within the locality, JPC Environmental Services purchased a Map Insight Report compiled by Groundsure Ltd, which contains a range of historic 'County' maps and modern Ordnance Survey map extracts. The extracts reviewed as part of this desk study were produced in four scales, 1:1,250, 1:2,500, 1:10,000 (metric scale) and 1:10,560 (imperial scale), and cover the period from 1883 - 2021 with an aerial photograph provided within the Groundsure Insight Report.

2.03.2 Details of the historic land uses are summarised in the table below, while copies of the full-sized map extracts are presented within the appendices for reference purposes.

Table 1 - Historic Mapping

Map Edition	The Site	Surrounding Area
(Date, Scale)		(distance [m]/ direction)
1883 – 1888 (1:2,500) (1:10,560)	The site is already developed and shows 8No. buildings on site. A pond is also already present on site.	There are multiple farms in the surrounding area the closest of which is Southwood Farm 60m South. There are multiple ponds in the surrounding area the closest of which are 10m



		East and West of site. Bastings Hall is seen 700m West of site.
1903 (1:2,500)	The site remains unchanged.	The surrounding area remains unchanged.
1905 (1:10,560)	The site remains unchanged.	The surrounding area remains unchanged.
1945 - 1948 (1:10,560)	The site remains unchanged.	The surrounding area remains unchanged.
1953 (1:10,560)	The site remains unchanged.	The surrounding area remains unchanged other than Spalding's Barn 600m South West.
1977 (1:2,500)	The site remains unchanged.	The surrounding area remains unchanged.
1978 - 1981 (1:2,500) (1:10,000)	The site remains unchanged.	The surrounding area remains unchanged.
1994 (1:2,500)	The site remains unchanged.	The surrounding area remains unchanged.
2001 (1:10,000)	The site remains unchanged.	The surrounding area remains unchanged.
2003 (1:1,250)	The site remains unchanged.	The surrounding area remains unchanged.
2010 (1:10,000)	The site remains unchanged.	The surrounding area has been sparsely developed for residential dwellings in multiple locations.
2021 (1:10,000)	The site remains unchanged.	The surrounding area remains unchanged.

## 2.04 Geology, Hydrogeology & Hydrology

2.04.1 To determine the nature of the underlying geology, we have consulted the 1:50,000 scale geological maps compiled by British Geological Survey (BGS). Based on these maps, the site is likely to be underlain by superficial geology comprising Lowestoft Formation (Diamicton) Further underlain by bedrock geology comprising Lewes Nodular Chalk Formation.

### Geology

2.04.2 In addition to the geological mapping, we have reviewed the BGS database for nearby boreholes. The nearest borehole with a log of the underlying soils is [TM25NW11] and is located approximately 200m to the South West of site. The log is reproduced in Table 2 below:

Table 2 – BGS Borehole Log

Nature of Strata	Thickness (m)	Depth (m bgl)
Boulder Clay	28.40	28.4



Upper Chalk	63.60	92.00
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2.04.3 Groundwater had a rest level of 29.20m within the borehole.

**Hydrogeology**

2.04.3 With reference to the groundwater mapping presented on DEFRA’s MAGIC map, the superficial deposits are described as Secondary (Undifferentiated) Aquifer, while the bedrock geology is described as being a Principal Aquifer.

2.04.4 The Environment Agency divides significant groundwater catchments into three Source Protection Zones (SPZ’s) based on the potential risk associated with the migration of possible contaminants. In this instance, the site is located within a Source Protection Zone 3 (Total Catchment).

2.04.5 In terms of groundwater vulnerability, the site is located in an area classified as medium risk, for the Superficial Aquifer and low risk for the Principal Aquifer.

2.04.6 In respect of the local hydrology, the nearest surface water feature is a pond on the southern part of site.

2.04.7 According to the Environment Agency’s online indicative flood mapping the site is situated within Flood Zone 1. Flood water has therefore been discounted as a potential pathway for contaminant migration.

2.04.8 The site is laid to a combination of concrete hardstanding with areas of soft landscaping present around the outside of site. There is also a madeground track that provides access to the site and runs around the rear of the current buildings.

**2.05 Statutory Searches**

2.05.1 To obtain a more detailed understanding of the site, in context of the surrounding environment, JPC Environmental Services purchased a Groundsure Insight report. This report contains information derived from a database containing public record information from the Environment Agency, local authorities, and other regulatory bodies.

2.05.2 The complete Groundsure Insight report is provided within the appendices.

2.05.3 Potential issues noted within the report have been sub-divided into source, pathway and receptor issues and are summarised in the tables below:

*Table 3 - Potential Contaminant Sources*

Source	Related to	Distance (m)
<b>Historic Land Use</b>		
Historic Industrial Land Use	Agriculture	On Site
<b>Environmental Permits, Incidents and Registers</b>		
Waste Exemption	Agricultural Waste	406m North
Historic Licensed Abstraction	Farming and Domestic	218m South West
<b>Current Land Use</b>		
Current Industrial Use	Tank	45m West



Table 4 - Potential Contaminant Pathways

Pathway	Related to	Distance (m)
<b>Hydrogeology and Hydrology</b>		
Superficial Deposits	Secondary (Undifferentiated)	On-site
Bedrock Geology	Principal	
Groundwater Flooding	Low and Negligible	
Surface Water Flooding	1 in 30 Year	
Groundwater Vulnerability	Secondary Superficial (Undifferentiated) Aquifer, Medium Vulnerability (Superficial) Principal Aquifer, Low Vulnerability (Bedrock)	

Table 5 - Potential Contaminant Receptors

Receptor	Related to	Distance (m)
<b>Hydrogeology and Hydrology</b>		
Superficial Deposits	Secondary (Undifferentiated)	On-site
Bed Rock Deposits	Principal Aquifer	On-Site
Surface Water Features	Pond	On-Site
		10m South East
		50m East
		150m West
Surface Water Feature	Stream	35m North
<b>Designated Environmentally Sensitive Sites</b>		
Nitrate Vulnerable Zones	River Deben (Surface Water)	On Site
	Sandlings and Chelmsford (Groundwater)	
SSSI	Monewden and Otley	1331m East
		1717m South East
		1816m South East
Countryside Stewardship Scheme	Higher Tier	On Site

## 2.06 Radon

2.06.1 According to the Enviro Insight report and BR211 (2007), the site is located in a lower probability Radon affected area. Therefore, fewer than 1% of homes are above the action level for Radon, no radon protection measures are necessary in the construction of new buildings or residential dwellings.

## 2.07 Local Authority Information

2.07.1 In urban locations we typically contact the local authority to obtain any information they may hold in relation to the site or the surrounding area. As the site is located in a very rural area, we do not believe the council will hold any relevant information with regards to nearby contamination, thus we have on this occasion limited our searches to the planning portal. See section 2.08 below.



## 2.08 Planning Portal

2.08.1 A search was made on Mid Suffolk District Council's planning portal. This was done to further explore the evolution of the site and any available information related to nearby sites. There are a number of applications within 500m of the site boundary which some are summarised in the table below. Most of the applications that were made related to a change of building use or extensions of existing residential properties. However, none of these applications provide any information about possible ground contamination on or in close proximity to the site.

Table 6 – Summary of planning applications

Application Number	Proposal and distance from site (m)	Permission
DC/21/03274	Discharge of Conditions Application for DC/20/04381 - Condition 4 (Timber Frame) Condition 5 (External Render) and Condition 6 (Internal Plaster). (30m South)	Approved
DC/21/03057	Application for Listed Building Consent - Works to facilitate conversion of granary into a residential annexe (30m South)	Approved
DC/20/05493	Full Planning Application - Conversion of existing granary building (currently used for domestic storage) into a residential annexe (30m South)	Approved
DC/18/04819	Full Planning Application - Partial conversion of agricultural building to form 1no. dwelling, together with the erection of a new garage/outbuilding. (30m South)	Refused
0504/17	Prior Approval of Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3) and for Associated Operational Development. (30m South)	Refused
3351/16	Erection of detached ancillary barn (30m South)	Approved



3059/16	Non-material amendment sought following grant of planning permission 2579/14. Replace 2 number proposed rooflights with single, larger, 3-paned studio-type rooflight on West Elevation (facing driveway and private garden) of approved new cart lodge.	Approved
2940/15	Internal and External alterations to Southwood Farm. 250m South West	Approved

2.08.2 None of these applications required a contaminated land investigation or attracted adverse comments from the Environmental Health Team, and therefore have not contributed to our assessment.

### 3.0 CONCEPTUAL SITE MODEL

#### 3.01 Introduction

3.01.1 The “conceptual site model” is a simplified representation of the ground conditions that exist on site, which is subsequently used to assess the potential risk to human and environmental receptors. According to the LCRM: Stage 1 guidance “a conceptual model represents the characteristics of the site in diagrammatic or written form; that shows the possible relationships between contaminants, pathways and receptors”.

3.01.2 Although the model is formulated during the initial phase of the investigation it is subject to change, as new information comes to light, and our understanding of the site improves. It is central to the risk assessment process and therefore must consider all potential relationships/interactions. The four key aspects to the model are listed below:

Source(s)	These can include current or historic activities taking place either on or near the site, which may have had a negative impact on surface or sub-surface soils, or groundwater.
Pathway(s)	This is the route by which contaminants migrate between a source and an available receptor.
Receptor(s)	These are varied and can include human or non-human organisms and eco-systems; controlled waters such as groundwater or surface water bodies; and structures.
Linkage(s)	These exist where all three of the previous elements are present, indicating a link between an identified source and a potential receptor via a pathway.

#### 3.02 Potential Sources of Contamination

Table 7 - Potential Sources of Contamination

Source	Description	Potential Contaminant	Distance (m)
Unknown contaminants	Small amount of made ground possible across	TPH’s, PAH’s and Toxic Metals.	On Site



related to historic site activities.	site, likely related to past agricultural use.		
Potential for Asbestos within existing building materials.	Potential for asbestos containing materials.	Asbestos	On Site
Potential for contamination related to relict structure.	Potential for relict structure related to the remnants of a silo.	TPH's and PAH's	On Site

### 3.03 Potential Contaminant Pathways

Table 8 - Identified Potential Pathways

Pathway
Buried Services- drinking water pipe;
Surface Water run off which discharges off site;
Ingestion - Future site users could swallow small quantities of soil derived dust originating from soft landscaped/ garden areas or disturbed ground;
Dermal absorption - Contaminants present within surface or sub-surface soils/ fill material can enter the human body through the skin or via open wounds;
Inhalation - Potential inhalation of contaminants in dust/ fibrous form;

### 3.04 Potential Contaminant Receptors

Table 9 - Identified Potential Receptors

Receptor
Future site users - Future site users could be affected by contaminants in the soil, entering the mains water system or ground gas entering the building;
Construction workers - Workers involved with future site clearance and preparatory work will be exposed to contaminants present within on-site soil, should they exist;
Plastic Drinking Water Pipes – Ground contamination could lead to the erosion of these pipes resulting in the contamination making it into drinking water of future site occupants.

### 3.05 Plausible Pollutant Linkages

3.05.1 Using the 'source – pathway – receptor' tables above, potential pollutant linkages are identified. An assessment of the likely significance of each linkage is then considered, which would include; the possible extent and mobility of the source; the sensitivity of the receptor and the type of migration/ exposure pathways.

3.05.2 An assessment of the probability and the magnitude of potential risk is presented below to give a valuation of each potential pollutant linkage identified and their significance.





- 3.05.3 This assessment is undertaken based on the current proposal for the site at the time of issuing this report, which is for the conversion of the barns already present on site to form 4No. residential dwellings.
- 3.05.4 This qualitative risk assessment has been undertaken in accordance with: The recently updated guidance 'Land Contamination Risk Management': Stage 1 Risk Assessment.

Table 10 - Possible Pollutant Linkages

Possible Pollutant Linkage			RISK CHARACTERISATION
Potential Sources	Pathways	Receptors	
Unknown contaminants related to historic site use	Inhalation; Ingestion; Dermal absorption;	Future site users; Construction workers;	LOW RISK
	Surface Waters;	Controlled Waters;	
Potential for contaminants related to relict structure	Ingestion; Dermal absorption;	Future Site Users; Construction Workers;	MODERATE RISK
	Surface Waters;	Controlled Waters;	
Potential for contaminants related to the hardstanding.	Inhalation; Ingestion; Dermal absorption;	Future site users; Construction workers;	MODERATE RISK
	Surface Waters;	Controlled Waters;	
Potential for asbestos containing materials within the existing structures.	Inhalation; Ingestion;	Future site users; Construction workers; On Site soils;	HIGH RISK

- 3.05.5 The level of potential risk ascribed to each linkage is based on the following criteria:

Table 11 - Risk Classification

Risk Classification	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
High risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
Moderate risk	It is possible that without appropriate remedial action harm could arise to a designated receptor, but it is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard but is likely that, at worst, this harm if realised would normally be mild.
Negligible risk	The presence of an identified hazard does not give rise to the potential to cause significant harm to a designated receptor.



## 4.0 ENVIRONMENTAL ASSESSMENT

### 4.01 Summary of Key Drivers

- 4.01.1 The site was developed from the earliest map (1883) showing 8 buildings across the centre of site with the pond already present in front of those buildings. The majority of the site is laid to a combination of concrete hardstanding with a madeground track down the eastern part of site that goes to the rear of site. The barns are mainly empty with a handful of items being stored in some of them. Neighbouring land uses are almost exclusively residential and agricultural with the neighbouring property present to the West. The next nearest land use of any significance is a tank noted 45m West of site likely associated with a residential property.
- 4.01.2 The main drivers for human environmental risk on this site are therefore the asbestos present on some of the barns and infrequently on the site surface. Further risk can be associated with the potential for contaminants related to the hardstanding and the potential for some relict below ground construction.

### 4.02 Environmental Risk Assessment

#### *Human Health*

- 4.02.1 The proposed development will lead to an increase in the number of people using the site and there will be a high level of encapsulation. The properties will also have relatively small back gardens/courtyards. Despite the modest gardens and limited access to on site soil, we have identified possible sources of on-site contamination. In the absence of any specific soil data, we consider the risk to future site users is HIGH.

#### *Controlled Waters*

- 4.02.2 The site is located within Groundwater Source Protection Zone 3 (Total Catchment) however the site is likely underlain by relatively impermeable superficial geology. But there is a pond on site with multiple others in the surrounding area. The aforementioned coupled with the presence of the observed-on site sources leads us to describe the risk to surface water as being considered to be MODERATE.

#### *Buildings*

- 4.02.3 The principal risk to buildings, is associated with migration and accumulation of ground gas from filled land or deep deposits of madeground from historic site activities. There is no records of historic pits or deep deposits of madeground in the area with a pond and some site surface changes the only possible sources of ground gas. We consider the risk of ground gas migrating to/accumulating beneath the residential dwellings on site to be LOW.

### 4.03 Environmental Litigation (Part IIA)

- 4.03.1 Part IIA only applies to land with chemical contamination, where the contaminants pose an unacceptable risk to human health or the wider environment i.e. land where significant pollutant linkages have been identified. The legislation also only considers risks associated with current site use, leaving any risks associated with a future use to be addressed by the planning system.

4.03.2 Based on our understanding of the previous site uses, and the apparent condition of the site established by our visual survey, we consider it unlikely that the site would be classified as a Contaminated Land under Part IIA of the Environmental Protection Act.

#### 4.04 Further Investigations

4.04.1 Given the presence of multiple on-site sources of potential contamination we would recommend a Stage I Tier II intrusive investigation to quantify or dismiss the presence of ground contamination.

### 5.0 RECOMMENDATIONS

5.01 Based on the information obtained and reviewed as part of this preliminary assessment, JPC Environmental Services would advise the following:

- A Stage I/ Tier II ground investigation and risk assessment should be undertaken to quantify or dismiss the potential for ground contamination and to refine the human and environmental risk assessment.
- Based on the information obtained to date we would recommend the samples of the on-site soils are tested for a routine suite of organic and inorganic contaminants and an asbestos screen.
- Although not related to the condition of the on-site soils, we would recommend undertaking a HSG264 Pre-demolition/major refurbishment asbestos survey on the existing buildings. All asbestos containing material (ACMs) should then be removed, by a suitably experienced contractor, prior to the conversion of the buildings.

---

## APPENDICES



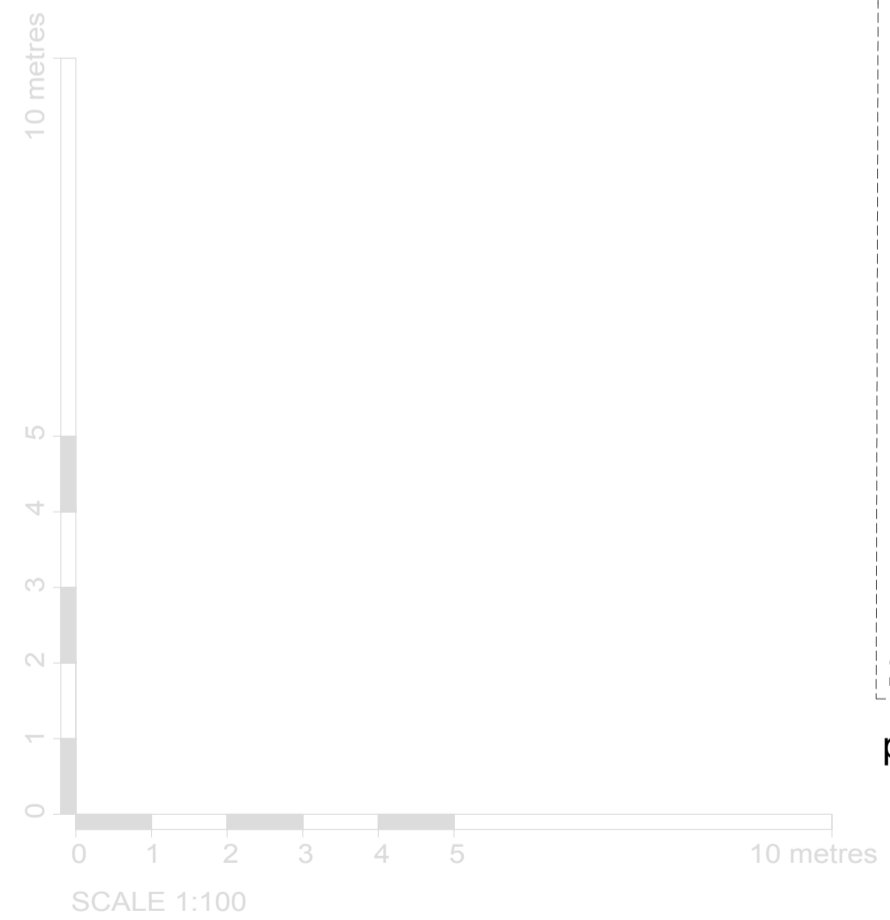
## Appendix A - Site Location Plan



JPC Environmental Services (A division of J P Chick & Partners Limited) 7 Museum Street Ipswich IP1 1HQ	<b>Project:</b> Red House Farm, Otley Road, Framsdon, IP14 6HU
	<b>Job Number:</b> IE21/058
	<b>Scale:</b> NTS
<b>Drawing Title:</b> Site Location Plan	<b>Drawing Number:</b> 1

---

## Appendix B – Architect’s Plans



proposed ground floor plan 1:100

**key**

plot 1 stage 1		251.5 msq area indicated under Class Q
plot 1 stage 2		170.0 msq area ground floor
		81.5 msq area first floor
plot 2		107.5 msq area
		52.9 msq area as extension
plot 3		213.1 msq area ground floor
		42.1 msq area first floor
plot 4		224.4 msq area ground floor
		42.1 msq area first floor

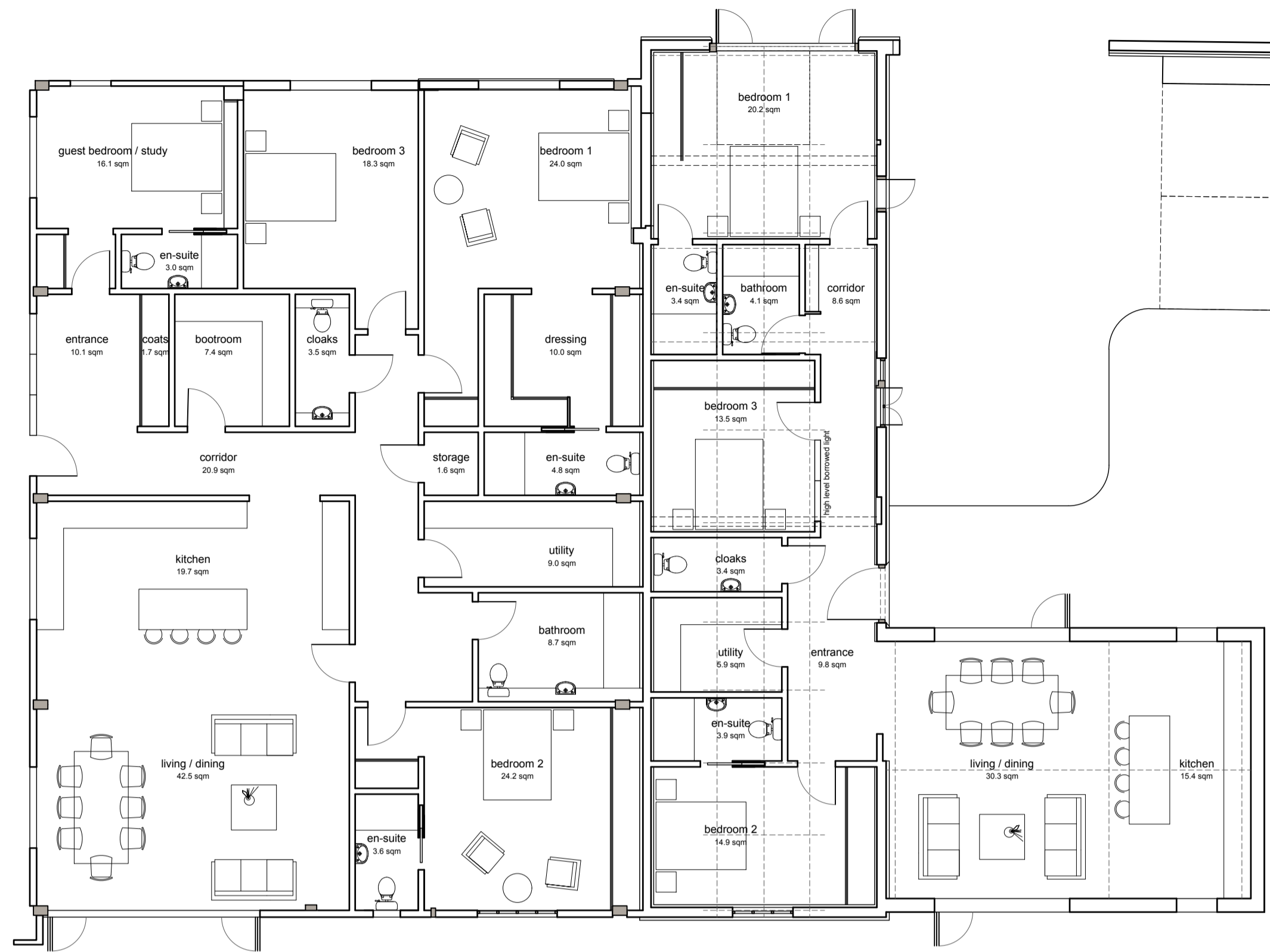
Date	Revision	Description	Drawn	Checked
			smg	PW

**peterwellsarchitects**  
 office farm, letheringham, woodbridge, suffolk, IP13 7RA - 01728 745356 - info@peterwellsarchitects.co.uk

Project :	<b>Red House Farm, Otley Road, Framsdon, IP14 6HU</b>			
Drg. Title :	<b>Proposed Schedule of Accommodation</b>			
Client :	<b>Mr Richard Buss</b>	Drg. Status :	<b>Planning</b>	
Date :	Sep 2021	Scale :	1:100 @ A1	Drg. No. : PW1209_PL03 Revision : /

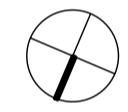
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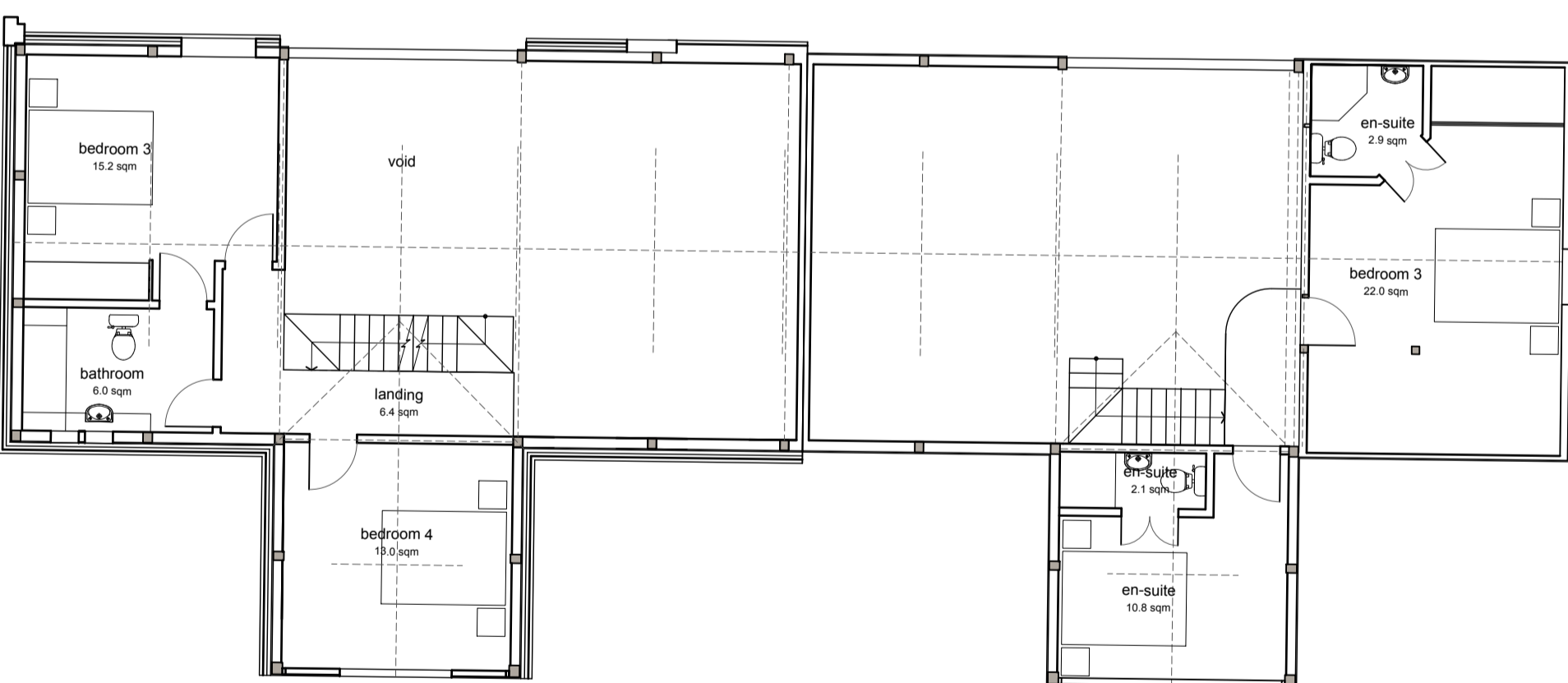
plot 1 proposed ground floor plan 1:100  
 Total Ground Floor Gross Internal Area = 244.6 m<sup>2</sup> [2632 sqft]

plot 2 proposed ground floor plan 1:100  
 Total Ground Floor Gross Internal Area = 140.2 m<sup>2</sup> [1509 sqft]



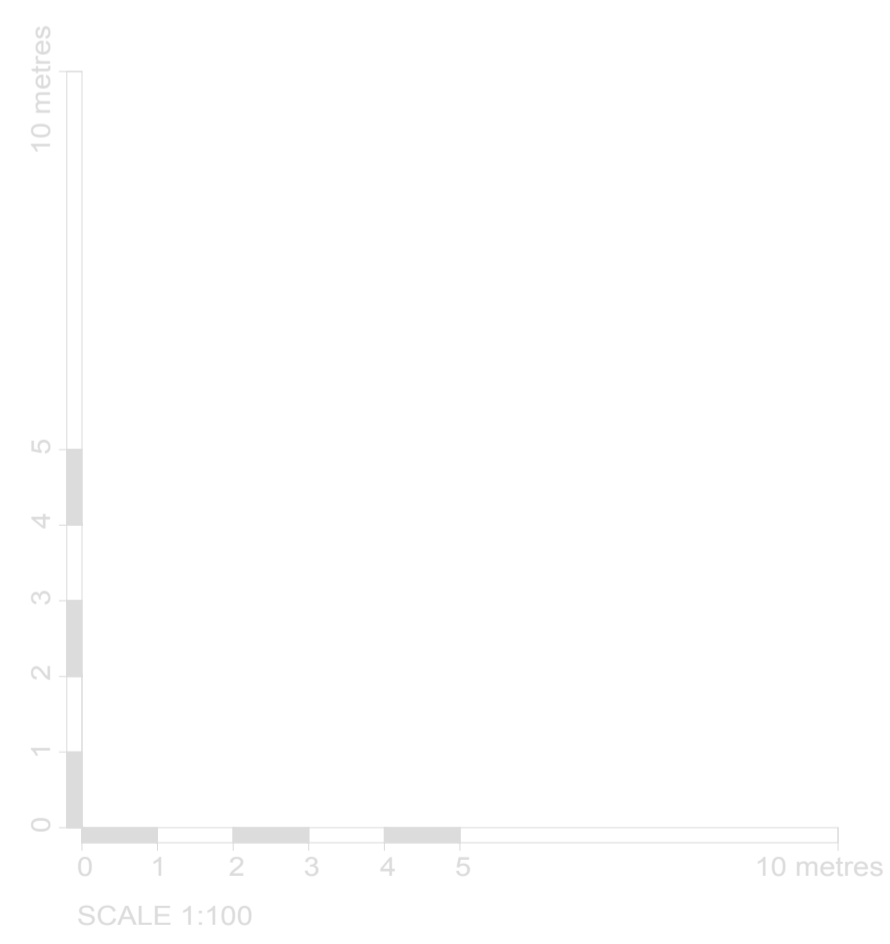
plot 3 proposed ground floor plan 1:100  
 Total Ground Floor Gross Internal Area = 170.5 m<sup>2</sup> [1835 sqft]  
 Total Gross Internal Area = 213.1 m<sup>2</sup> [2293 sqft]

plot 4 proposed ground floor plan 1:100  
 Total Ground Floor Gross Internal Area = 196.8 m<sup>2</sup> [2118 sqft]  
 Total Gross Internal Area = 239.0 m<sup>2</sup> [2572 sqft]



plot 3 proposed first floor plan 1:100  
 Total First Floor Gross Internal Area = 42.6 m<sup>2</sup> [458 sqft]

plot 4 proposed first floor plan 1:100  
 Total First Floor Gross Internal Area = 42.2 m<sup>2</sup> [454 sqft]



Date	Revision	Description	Drawn	Checked
			img	PW

**peterwellsarchitects**  
 office farm, letheringham, woodbridge, suffolk, IP13 7RA - 01728 745356 - info@peterwellsarchitects.co.uk

Project:	<b>Red House Farm, Otley Road, Framsdon, IP14 6HU</b>
Drg Title:	<b>Proposed Ground &amp; First Floor Plans Stage 1</b>
Client:	<b>Mr Richard Buss</b>
Drg Status:	<b>Planning</b>
Date:	<b>Oct 2021</b>
Scale:	<b>1:100 @ A1</b>
Drg No.:	<b>PW1209_PL04</b>
Revision:	<b>/</b>

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## Appendix C - Site Photographs



Photograph 1 – View from entrance of site.



Photograph 2 – Heater outside the main barn (5).





Photograph 3 – Asbestos seen on the front of barn 7.



Photograph 4 – Part of Building 8 being used for hay storage.





Photograph 5 – Possible relict silo structure.



Photograph 6 – Pond at the front of the barns on site.





Photograph 7 – Hardstanding track at entrance to site.



Photograph 8 – Site surface Asbestos.



---

## Appendix D – Historic Maps

**Site Details:**

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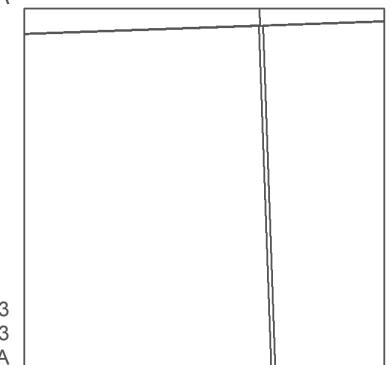
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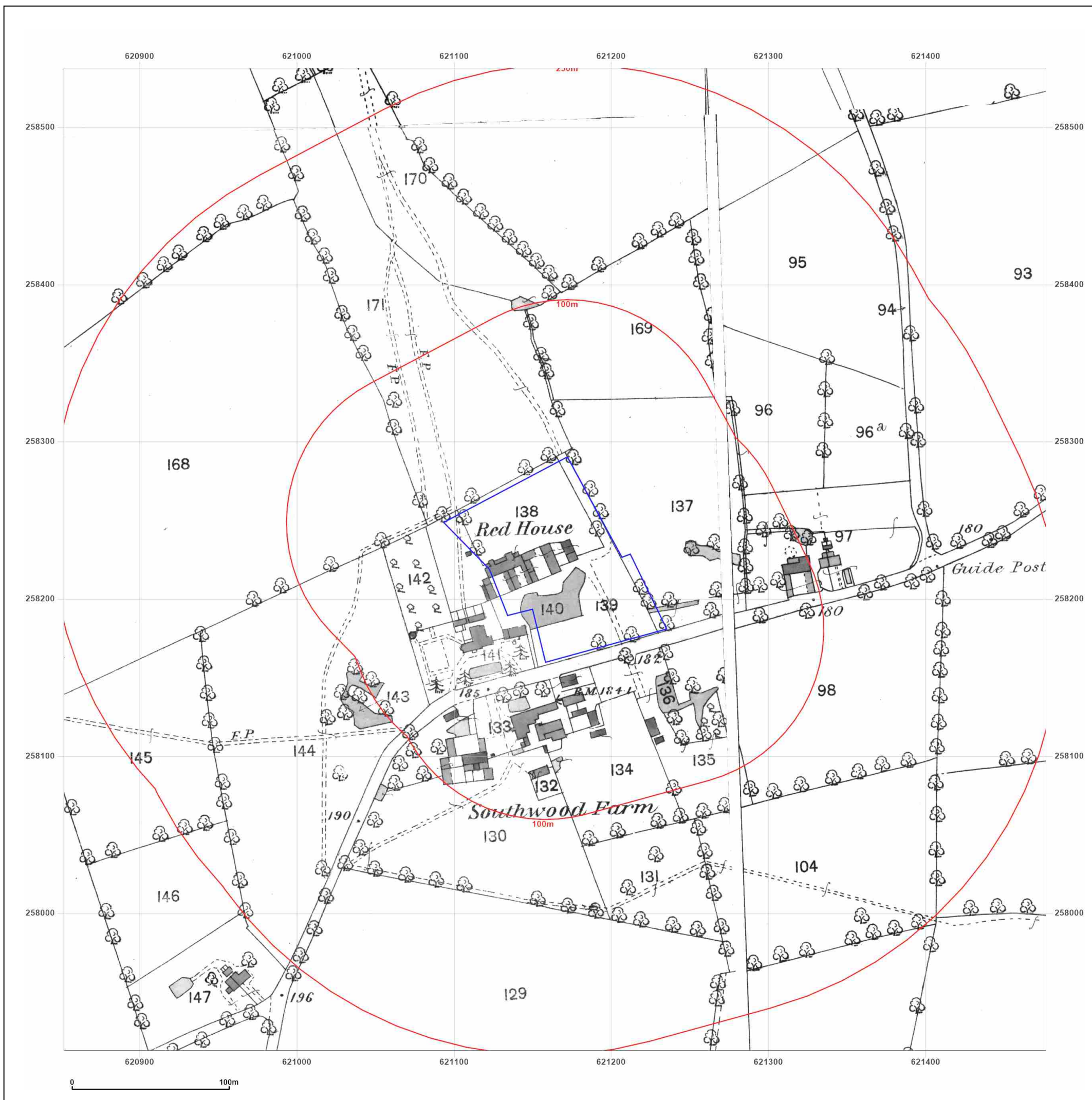


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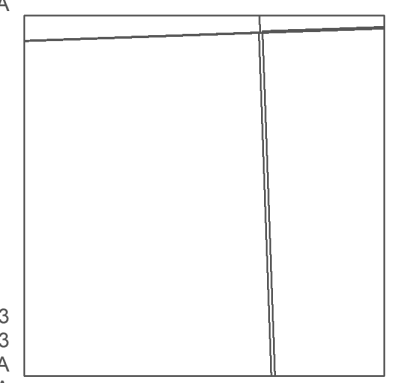
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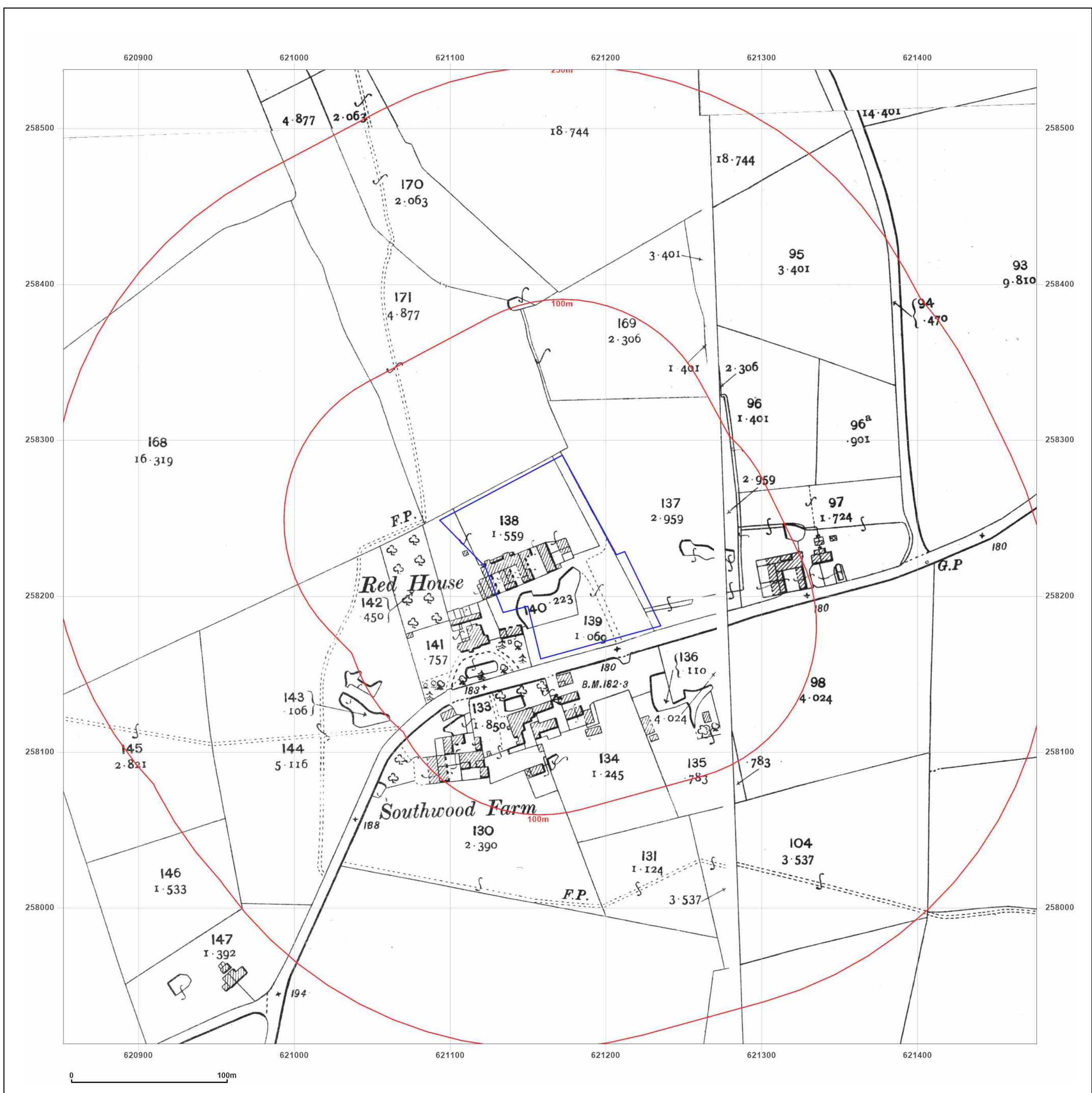


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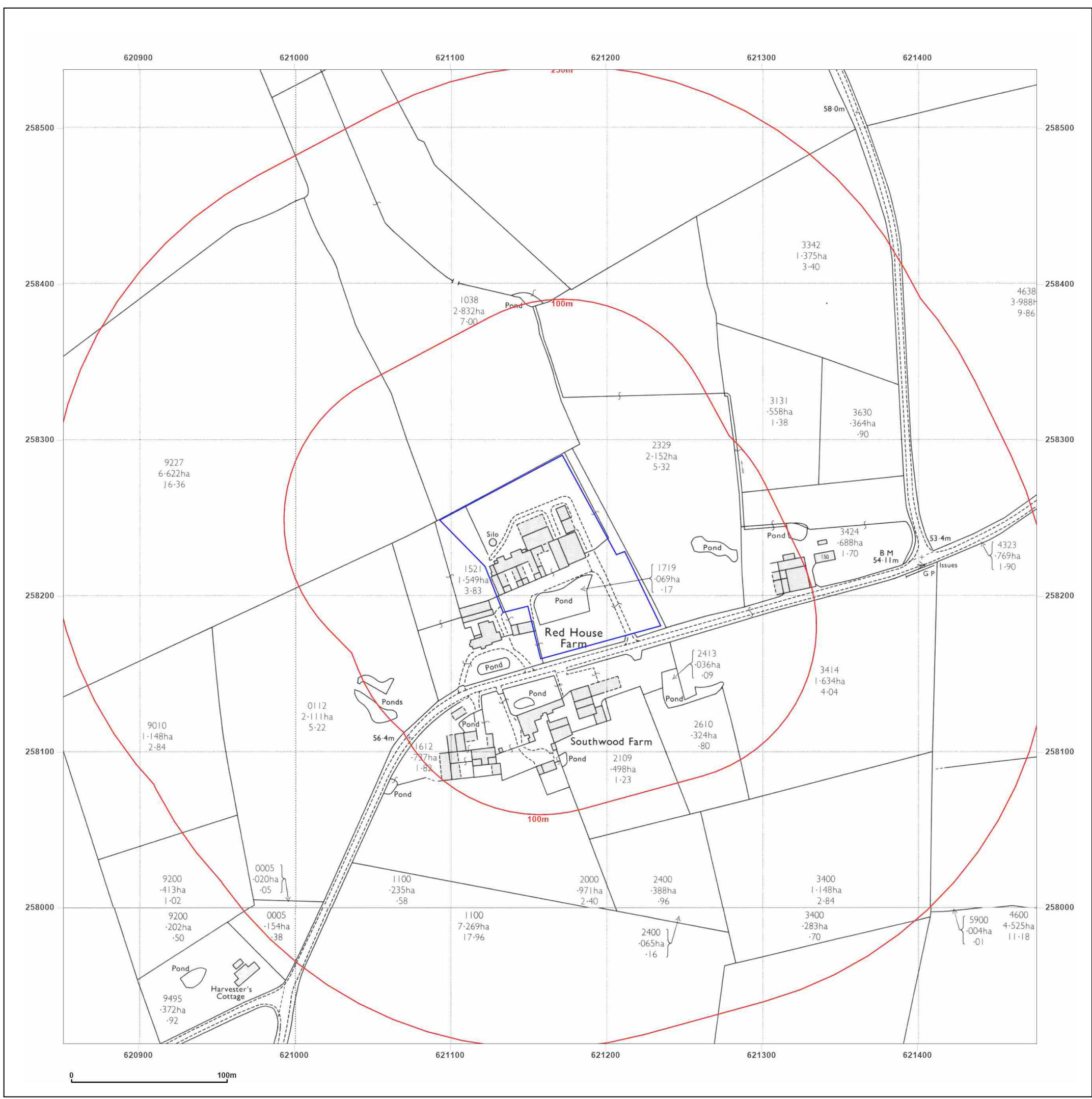


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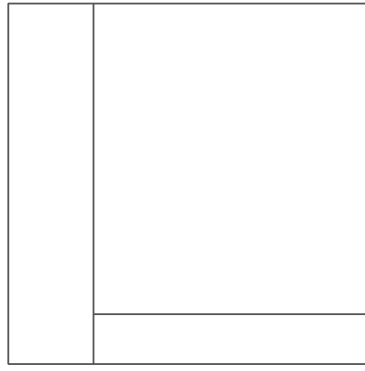
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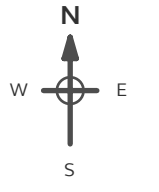
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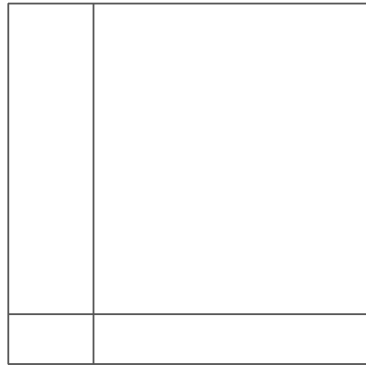
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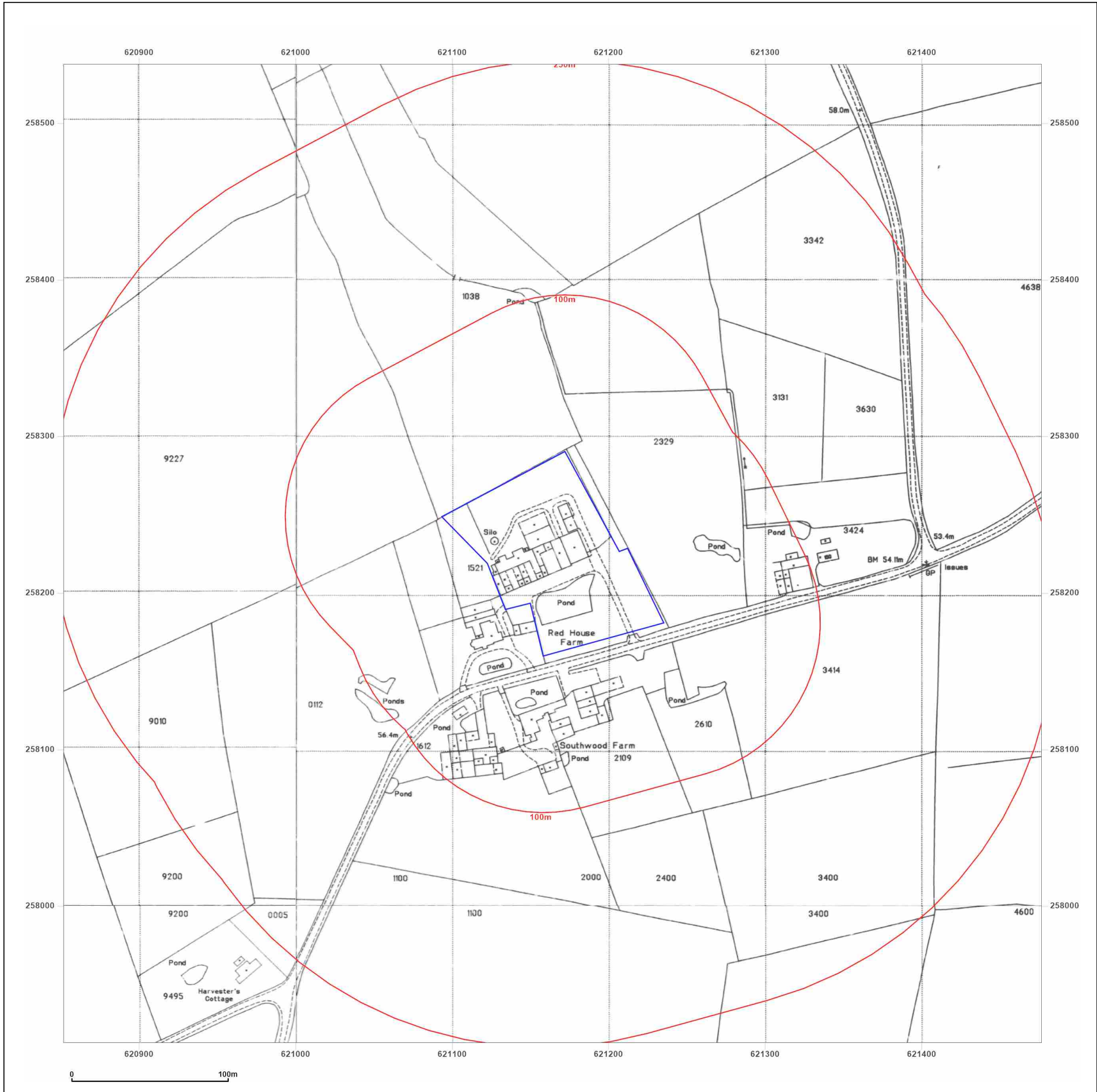


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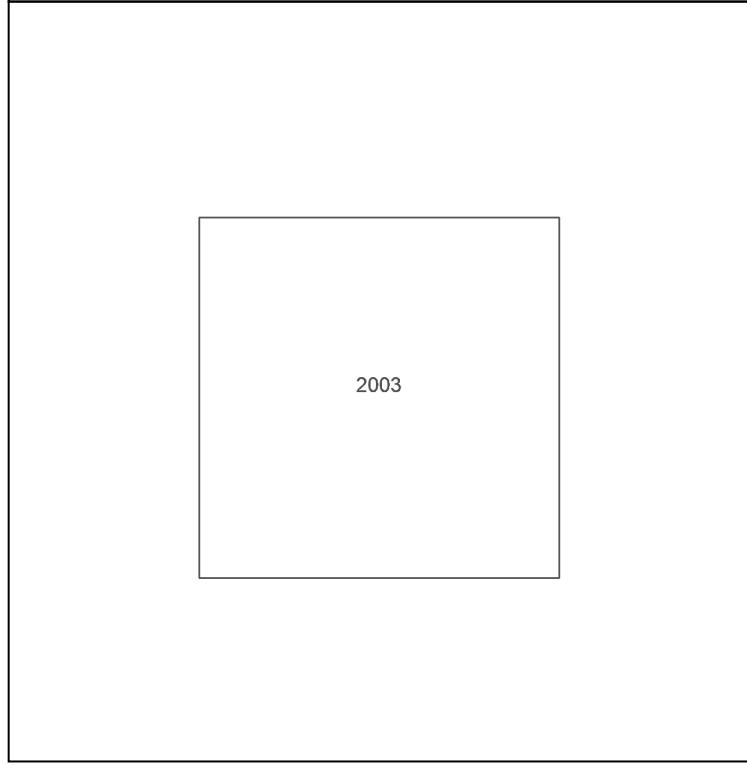
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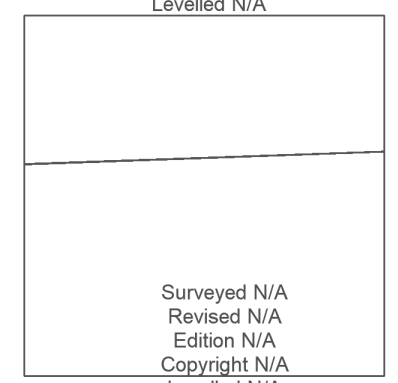
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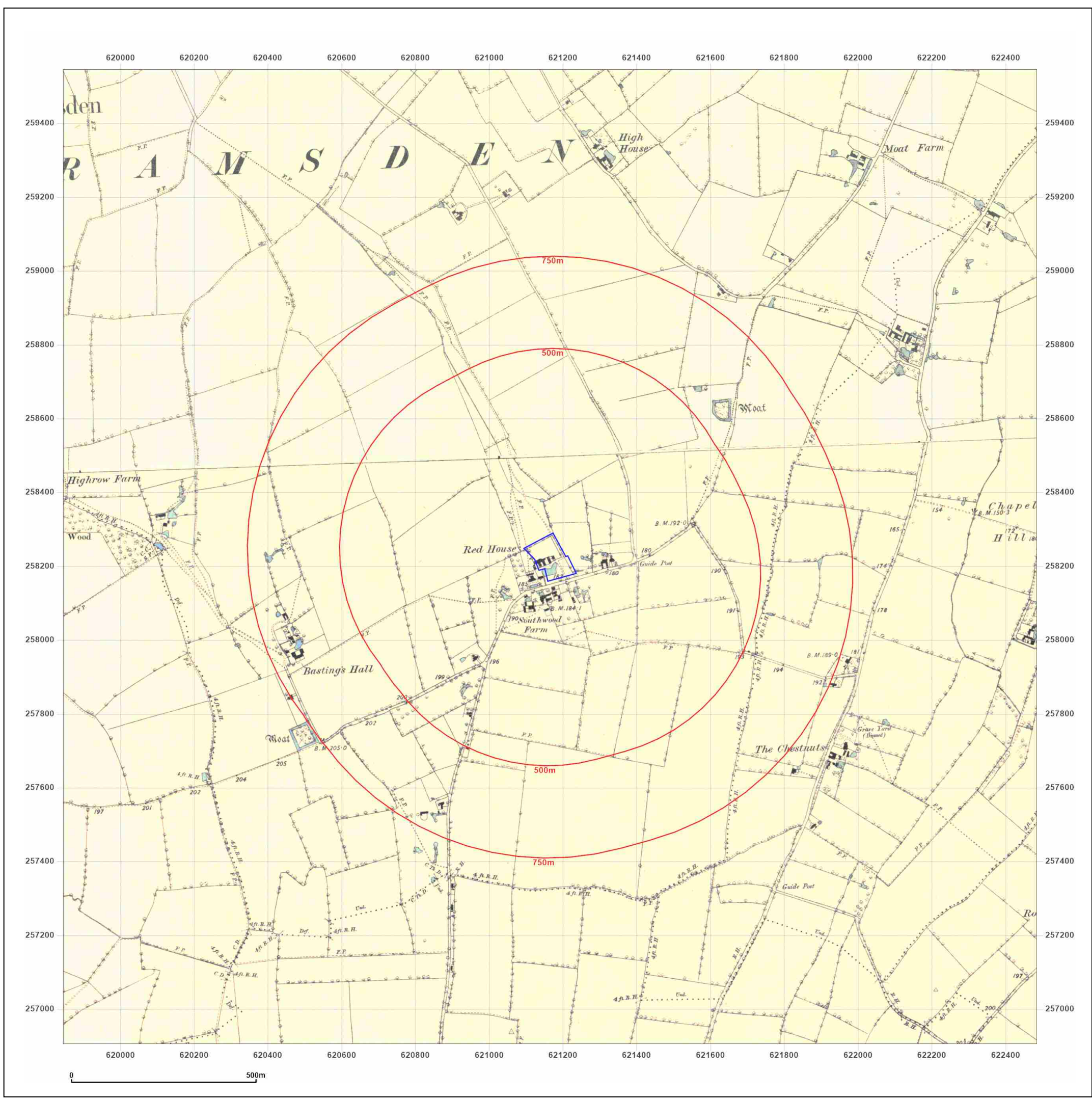


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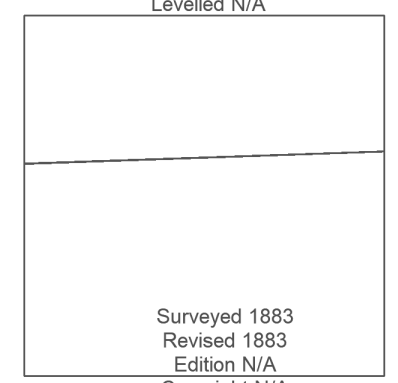
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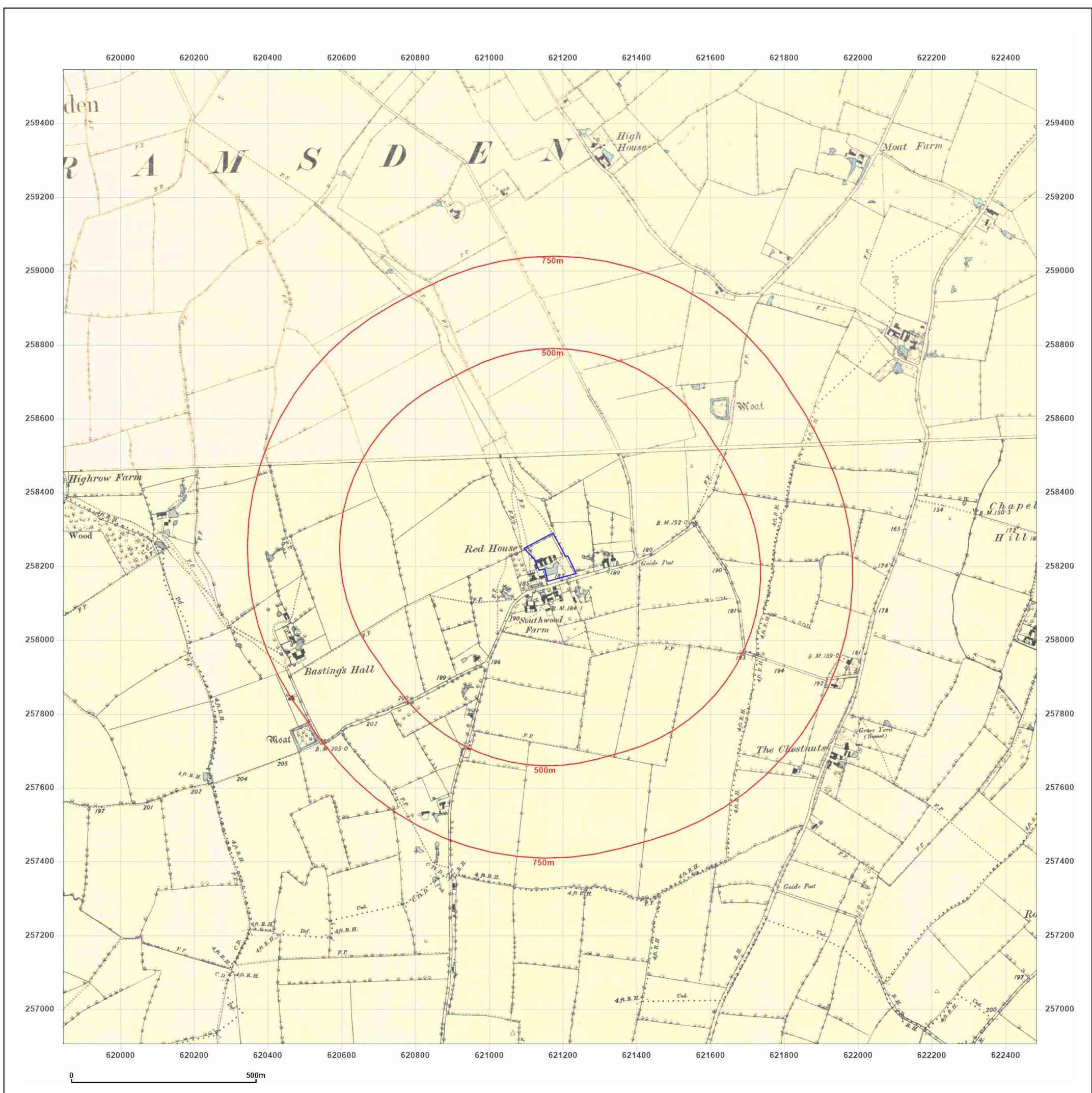


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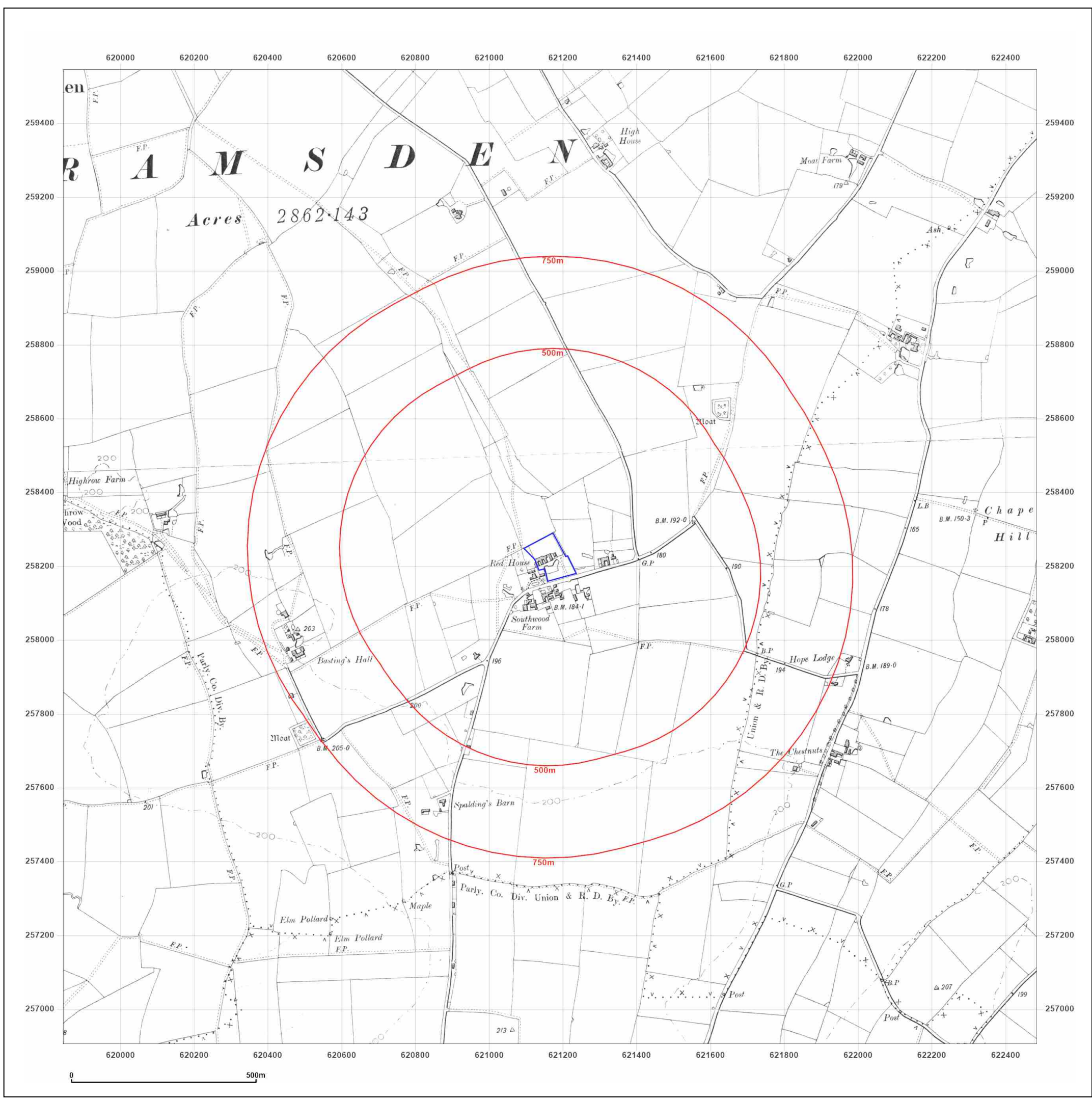


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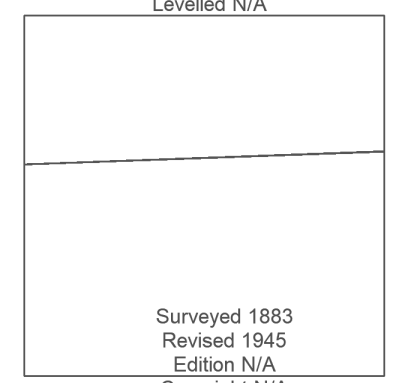
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