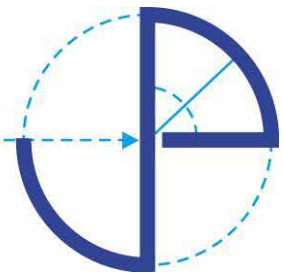


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07 November 2022
IE20/040/CSJ/RMC

West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Attention of: To Whom it May Concern

SITE WALKOVER AND RE-ASSESSMENT OF SITE CONDITIONS TO INFORM CONDITION 9 - REMEDIATION STRATEGY (DC/22/1266/FUL) FLAX FARM, STANSFIELD ROAD, POSLINGFORD, SUDBURY, CO10 8RD

1.0 INTRODUCTION

1.1 JPC Environmental Services were appointed by our client Ian Burnett to conduct a visual survey of the site condition and surroundings at Flax Farm, Sudbury, and to review the findings/ advice contained in 2no. site investigation reports. The reason for the review was twofold:

1. A change in the planning permission from a conversion to demolishing the existing barn and construction of a single dwelling; and
2. The period of inactivity since the last site inspection and sampling which was undertaken in May 2020. Due to the time that has elapsed, JPC Environmental advised that a review of the current site condition was needed to inform Condition 9; and subsequent development of a suitable remediation strategy.

1.2 Figure 1 overleaf shows an extract of the proposed plan for the site.



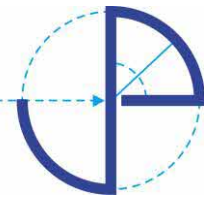


Figure 1 – Extract of Proposed Site Plan

2.0 VISUAL SURVEY

- 2.1 The site walkover was conducted on the 11th October 2022 by Caroline Jooste. A series of photographs, comparing the site condition from 2020 to the current condition, are included within the appendices at the end of this report.
- 2.2 The site was accessed from Stansfield Road to the north, via a concrete entrance, which was still intact with no signs of alteration since the 2020 investigations. The entire north and east boundary was demarcated by heras fencing, to keep the site secure. Stockpiled building and waste materials, identified in 2020 on the eastern boundary were no longer present. We understand from Mr Burnett that as part of the conditions for purchasing the site, it was agreed with the vendor that the stockpile would be removed prior to purchase. Photographs included in the appendices show that this stockpile is no longer present.
- 2.3 To the south of the barn the overgrown vegetation, metal drum and broken asbestos sheet identified on the ground in 2020 had been cleared. Mr Burnett informed us that the area was cleared very carefully, with the metal drum and various pieces of asbestos sheeting being stored neatly in the corner of the barn. Any further pieces of broken cladding have also been carefully placed in the pile, awaiting disposal during the planned remediation works. The photographs enclosed in the appendices shows the

location within the barn of the stored cladding. The careful movement and placement of the cladding within the barn has prevented further external weathering of the materials and degradation.

- 2.4 The west and south boundary is now marked by a post and rail wooden fence demarcating the extent of the purchased site. This corresponds to the blue line shown in figure 1. This is now laid to meadow, and will remain meadow as part of the conditions of the new development. The red boundary shown in figure 1 between the agricultural barn area and meadow, was investigated with a series of trial pits in 2020. These showed that no contamination extended into the farmer's field. Therefore the meadow present between the red and blue lines (figure 1) will not be subject to remediation.
- 2.5 Internally the majority of the barn was well maintained, with no significant changes since 2020. The only exception to this is the north-west corner of the barn, where asbestos roofing had degraded and fallen in during 2020. This has since been repaired to prevent further degradation and dispersion of asbestos sheet throughout the barn.

3.0 ASSESSMENT OF CURRENT CONDITIONS AND NEW DEVELOPMENT PROPOSAL

- 3.1 Our visual inspection of the site has revealed an improvement in the general site conditions. The removal of the stockpiled waste materials prior to sale, and general maintenance on the barn and external ground, has managed the risk of any further degradation and dispersal of asbestos sheeting.
- 3.2 Although more than two years has passed since the 2020 intrusive investigations, the site has remained secure and unused and no further intrusive ground works or significant alterations have occurred. Our previous reports are therefore considered to accurately describe site conditions.
- 3.3 The new development proposal has a smaller footprint than the current agricultural building. The new house will encapsulate a proportion of the site, although a larger area will be available as garden land once the development is complete. The draft plans for the proposed garden layout are shown in figure 2, overleaf.

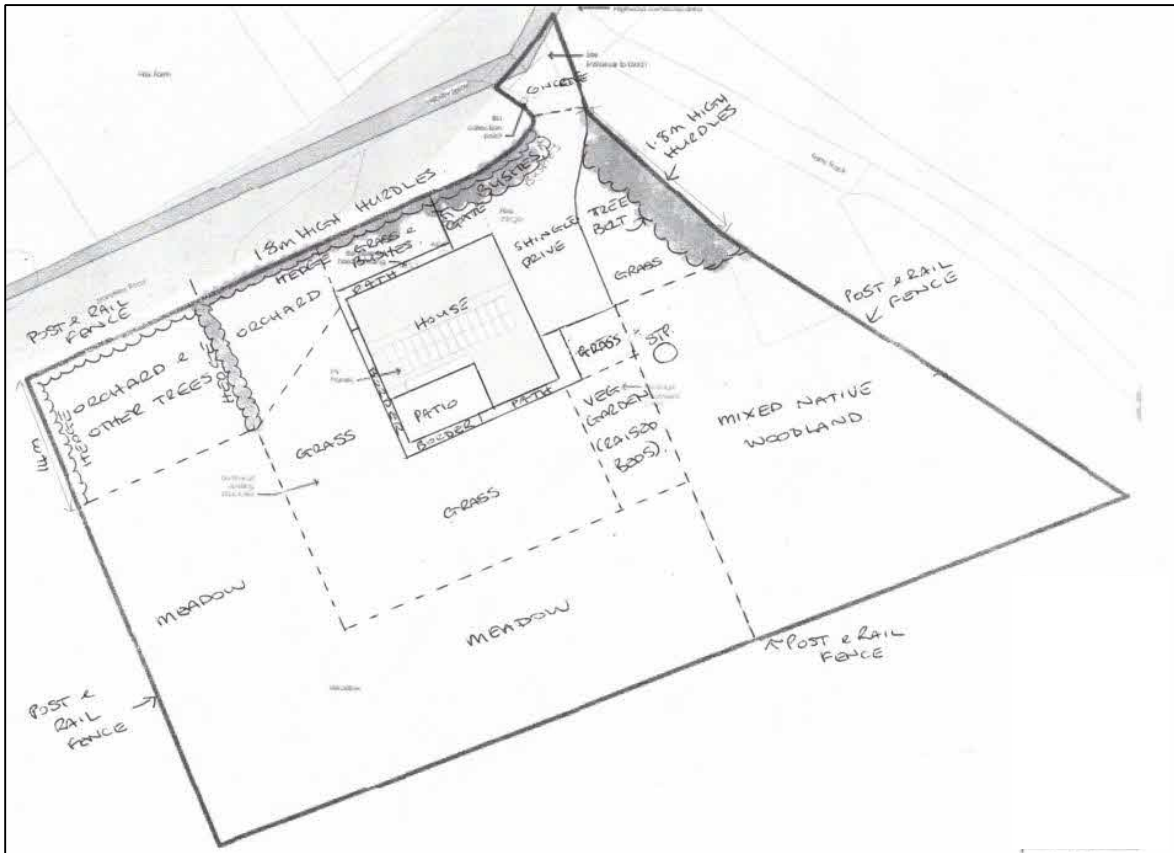
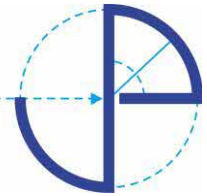


Figure 2 – Draft External Layout

3.4 A large proportion of the site will be laid to grass at the side and rear, with small areas for an orchard and raised vegetable garden, with a meadow occupying the former section of farmer's field. Previous investigations have shown that the underlying soils contain elevated concentrations of lead, mercury, polycyclic aromatic hydrocarbons (PAHs) and asbestos within the shallow soils to 0.35mbgl. Our previous remediation recommendations comprising the excavation of contaminated soils, disposal from site as waste, with verification sampling of the underlying soils. It is our considered opinion that this remains a suitable strategy, however this will be explored further within our stage 2 options appraisal and remediation strategy report.

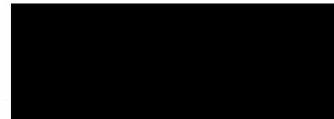


We trust the above and attached are self-explanatory however if you have any queries or require any further information please do not hesitate to contact us.

Yours sincerely,



Caroline Jooste BSc (Hons) Mrs MEnvSc
Senior Environmental Engineer
On behalf of JPC Environmental Services
a division of J P Chick & Partners Limited



R M Crowther AMICE PIEMA AMEI
Director
On behalf of JPC Environmental Services
a division of J P Chick & Partners Limited

Enc. Site Photographs
Latest Architectural Layouts

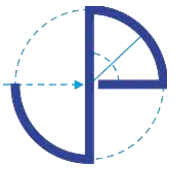


Figure 1: May 2020 - View looking south from site entrance, shows heap of waste materials.



Figure 2: October 2022 - View looking south from site entrance shows that the stockpile is no longer present.



Figure 3: May 2020 - Internal view in north-west corner of the barn, where asbestos roofing had degraded and fallen in.



Figure 4: October 2022 -Internal view of north-west corner, where broken asbestos roof has now been replaced.

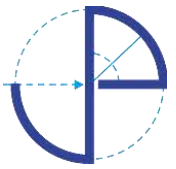


Figure 5: 2020 - View looking east across the back of the barn. Overgrown with vegetation and broken asbestos sheeting, and metal drum.



Figure 6: October 2022 - View looking east across the back of the barn. Vegetation has been cut back and drum and broken asbestos sheeting cleared.



Figure 7: 2020-View from north west corner looking south across the rear of the site, showing part of farmer's field.



Figure 8: October 2022 – View from north-west corner looking south across the rear of the site. Part of the farmers field now lies within the site boundary, and is demarcated by the fence line.

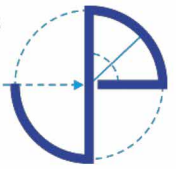


Figure 9: October 2022 -View looking south across the front entrance of the barn, and areas of concrete hard standing.



Figure 10: October 2022- View looking east across the front boundary of the site. Now bound with heras fencing.



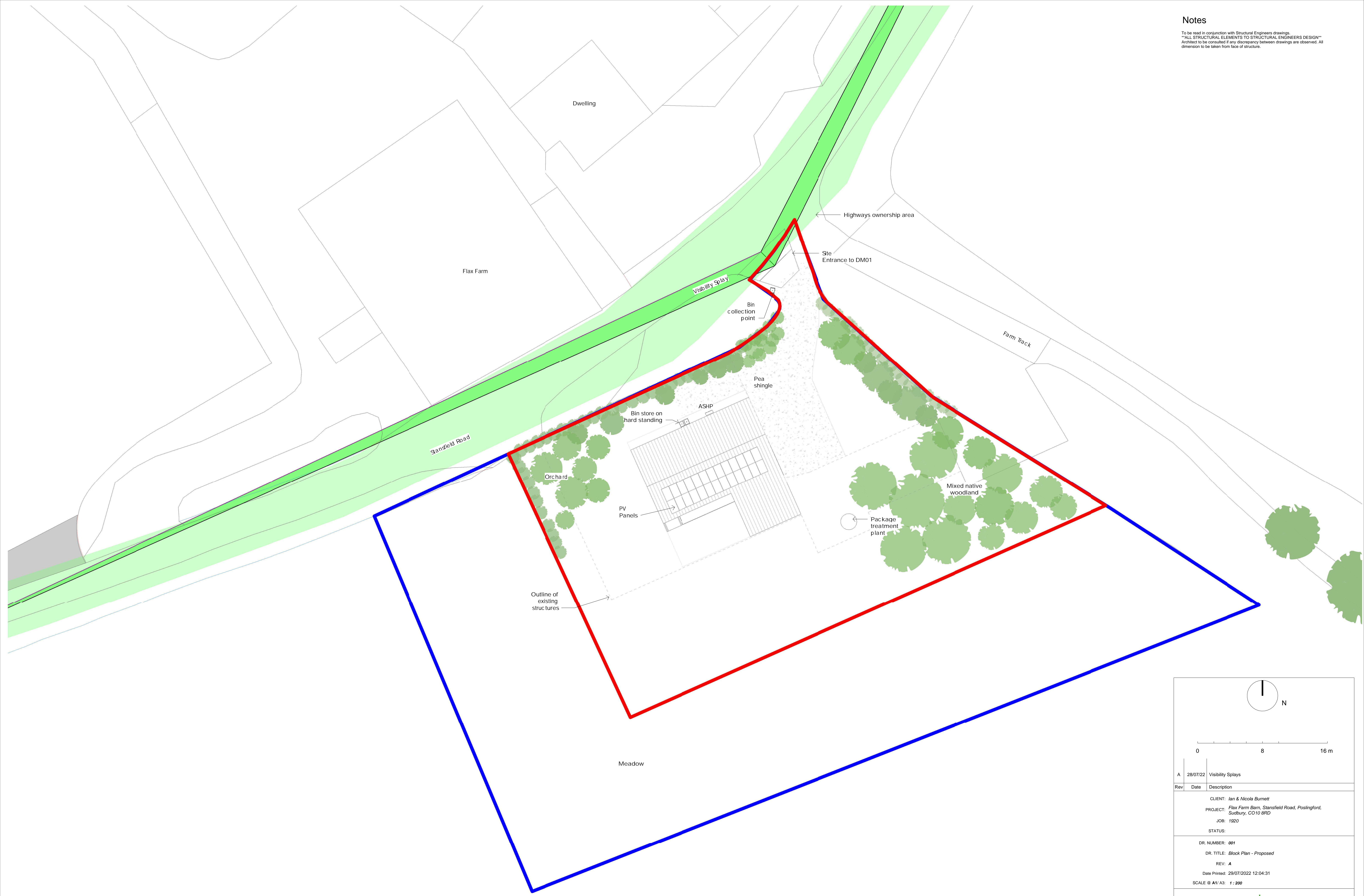
Figure 11: October 2022- Internal view of barn showing the stored broken asbestos sheeting.



Figure 12: October 2022- Internal view of barn showing the empty metal drums, previously found externally to the barn in May 2020.

Notes

To be read in conjunction with Structural Engineers drawings.
 ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DESIGN
 Architect to be consulted if any discrepancy between drawings are observed. All dimension to be taken from face of structure.



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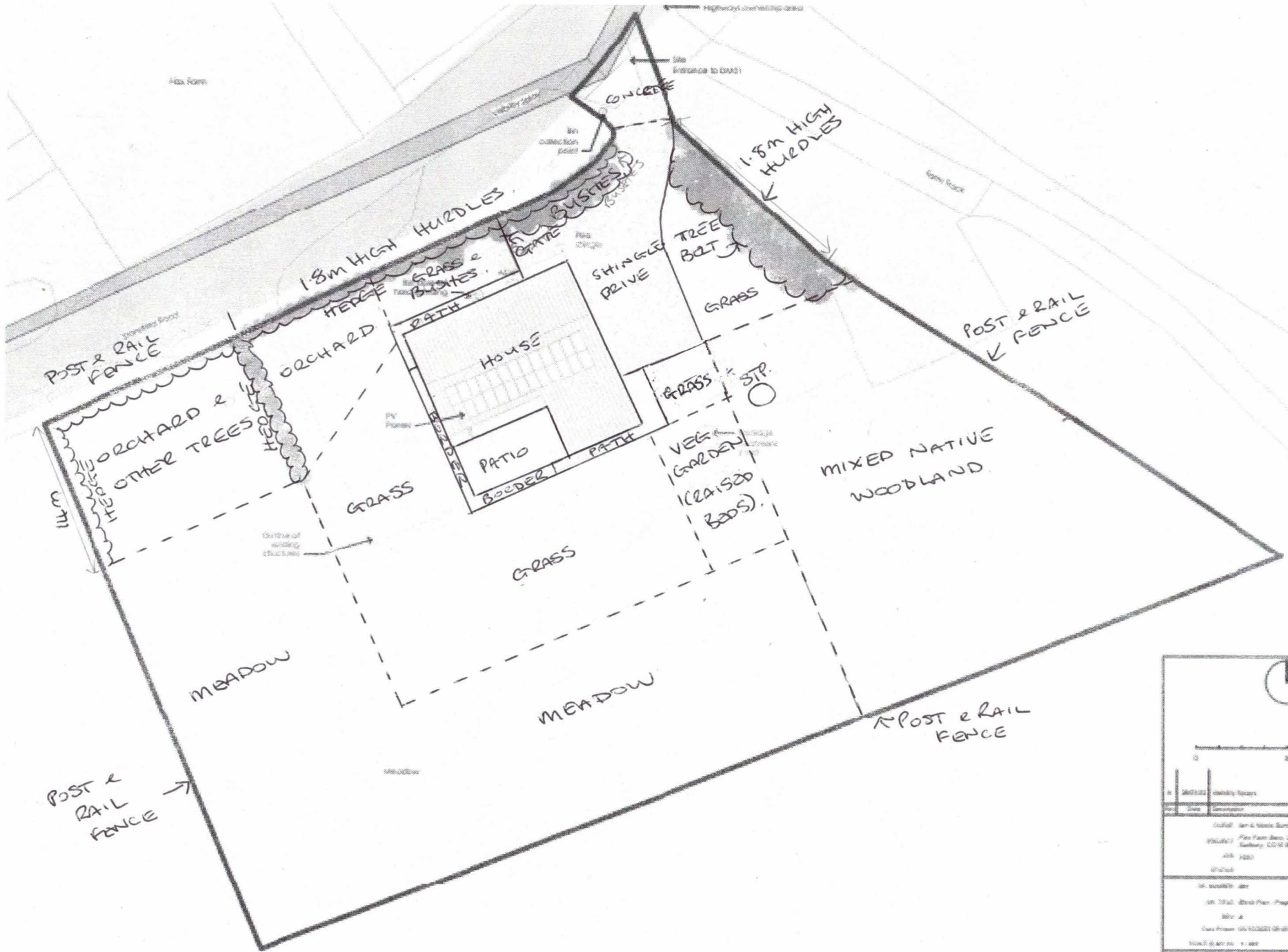
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 REV: A
 Date Printed: 28/07/2022 12:04:31
 SCALE @ A1/A3: 1:200

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Client: Mr & Mrs. Smith Address: Plot Farm Lane, The Somers, SS16 4AA Job No: 12345 Date: 15/01/2024 Scale: 1:1000 Drawn: [Name] Checked: [Name] Date Printed: 15/01/2024 10:00 AM	