

09 November 2023
IE23/094

Dr Nathan Pittam
Babergh District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Dear Nathan,

Re: Little Dodnash Farm

We write to you on behalf of our client, Billy Richmond, regarding planning application DC/20/04409, Condition no. 5, subsection 1 at Little Dodnash Farm, Bergholt Road, Bentley, IP9 2DQ.

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval for the Local Planning Authority.*

Background Site History

A Phase I Contaminated Land Assessment (ref. IE17/073 Rev 1.0, dated 6th October 201&) was produced by JPC Environmental Services.

The site was described as a barn constructed of metal and concrete with open sides and a concrete floor. It was noted that a silage pit used to be located within this area historically.

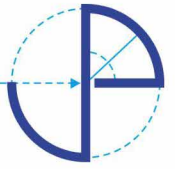
Proposed Strategy

Rather than completing a series of discreet investigations within the existing concrete slab, our client has queried whether it would be more efficient, to complete a ground investigation during the initial groundworks stage, once the slab has been removed.

We are therefore proposing soil samples should be retrieved across the working area, once the existing slab has been removed. We would recommend 6 no. soil samples are collected from the near surface and tested for a typical range of contaminants such as asbestos identification, organic matter, CLEA metals, pH, sulphate, Petroleum Hydrocarbons and Petroleum Aromatic Hydrocarbons.



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Due to the risk of unforeseen contamination being present beneath the concrete slab, we have also recommended to our client that a Discovery Strategy is maintained on site, during the groundwork stage.

During any ground works appropriate methods of working should be in place to protect staff from possible contamination and an appraisal of the exposed soils should be made by JPC Environmental Services if any noteworthy/ questionable soils are encountered. If any material is noted to show visual and/or olfactory signs of contamination it should be stockpiled separately and tested prior to its appropriate removal off-site or re-use by JPC Environmental Services.

If soils suspected of being contaminated, or deeper organic rich soils are encountered (for example at a depth greater than construction), it may be necessary to alter the initial strategy, such as additional soil testing or the installation of ground gas monitoring wells to establish whether ground gases are present.

We hope the proposed strategy above is adequate to discharge Condition no. 5, subsection 1, and would welcome feedback from you.

Kind regards,

A J Steele

A J Steele BSc (Hons) MSc MEnvSc
Associate

On behalf of JPC Environmental Services
A division of J P Chick & Partners Ltd