

GEOSPHERE ENVIRONMENTAL

REPORT NUMBER: 8005,DS,JD,DESK,06-12-23,V2

SITE: Boundary Farm Barn, Boundary Farm, Framsdan,
Suffolk, IP14 6LH

DATE: 06/12/2023



DOCUMENT CONTROL SHEET

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VERSION RECORD

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EXECUTIVE SUMMARY

Introduction	Geosphere Environmental Ltd were commissioned by Jack Rogers, the Client, to undertake a Phase 1 Desk Study and Preliminary Risk Assessment for a proposed residential development at Boundary Farm Barn, Boundary Farm, Framsdon, Suffolk, IP14 6LH.
Site Location	The subject site was situated in Framsdon and may be located by National Grid Reference (NGR) TM 18600 60820.
Site Description	At the time of the walkover the site comprised a small field with a barn towards the southeast extremity. The site was bordered by semi mature vegetation, a small carriage was located towards the centre of the site.
History	The earliest historical map dated 1884-1885 showed the site as part of a larger field enclosure. Various farm buildings were across the main road to the south of the site, between 20-80m at varying distances, labelled collectively as Boundary Farm. Three ponds surrounded the site, two to the south, and one to the north. By 1904 a narrow structure 110m to the east had been replaced by a pond occupying the same area. By 1977 a structure was established onsite, occupying the entirety of the site area and extending approximately 10m westwards. Between 1977 and 2023 the layout of the main farm buildings underwent various changes, including the extension, demolition and addition of structures and an alteration of the farm access road connecting these buildings.
Preliminary Conceptual Site Model	The site walkover indicated that historically the site has been used for various agricultural purposes and there were still a number of chemicals stored in the barn onsite. In addition to a tank of unknown origin or use, located in the vegetation along the southern boundary of the site.
Conclusions	Based upon the findings of the Preliminary Risk Assessment and site walkover, several potential contaminant sources and pathways to potential receptors have been identified.
Further Work	It is recommended that a preliminary intrusive ground investigation is undertaken to determine the extent of any potential contamination, within the soil strata and from potential ground gas generation, from the former ponds that surrounded the site.
<p>This Executive Summary only provides a summary of the site data and its assessment. It does not provide a definitive engineering analysis and is for guidance only. It is recommended that the reader reviews the report in its entirety and any material referenced therein.</p>	

CONTENTS

Page No.

EXECUTIVE SUMMARY	2
1. INTRODUCTION	5
2. SITE SETTINGS	6
2.1 Site Location	6
2.2 Site Description	6
2.3 Geological Setting	6
2.3.1 Superficial Deposits	6
2.3.2 Bedrock Geology	6
2.3.3 Geohazards and Ground Workings	7
2.4 Hydrogeological Setting	7
2.4.1 Underlying Aquifers	7
2.4.2 Groundwater Vulnerability	7
2.4.3 Source Protection Zones	8
2.4.4 Groundwater	8
2.5 Hydrological Setting	8
2.6 Radon	8
2.7 Nitrate Vulnerable Zone	8
3. ENVIRONMENTAL SEARCHES	9
3.1 Environmental Searches Summary	9
4. SITE HISTORY	10
4.1 Historical Maps	10
4.2 Site History Summary	11
5. PRELIMINARY CONCEPTUAL SITE MODEL	12
5.1 Hazard Identification: Onsite	12
5.2 Hazard Identification: Offsite	12
5.3 Risk Assessment	13
6. CONCLUSIONS AND RECOMMENDATIONS	15
6.1 Geotechnical Considerations and recommendations	15

CONTENTS

APPENDICES

APPENDIX 1 – REPORT LIMITATIONS AND CONDITIONS
APPENDIX 2 – REFERENCES
APPENDIX 3 – ENVIROCHECK DATA SEARCH REPORT
APPENDIX 4 – ENVIROCHECK HISTORICAL MAPS
APPENDIX 5 – COMPARISON OF CONSEQUENCES AGAINST PROBABILITY
APPENDIX 6 - DRAWINGS
APPENDIX 7 – SELECTED SITE PHOTOGRAPHS
APPENDIX 8 – DISCOVERY STRATEGY

TABLES

	Page No.
Table 1 – Geohazards and Ground Workings	7
Table 2 – Environmental Searches Summary	9
Table 3 – Historical Summary	10
Table 4 – Preliminary Conceptual Site Model	14

1. INTRODUCTION

Geosphere Environmental Ltd was commissioned by Jack Rogers, the Client, to undertake a Phase 1 Desk Study and Preliminary Risk Assessment for a proposed residential development at Boundary Farm Barn, Boundary Farm, Framsdon, Suffolk, IP14 6LH.

It was understood that the site is to be developed into a single storey residential property with parking and associated garden areas.

The primary objectives of the Preliminary Risk Assessment were to:

- Provide an assessment of environmental sensitivity at the site and the surrounding area in relation to any suspected or known contamination which may significantly affect the site and the proposed development; and
- Indicate whether further works are required, and the nature of the works, to enable a more complete assessment of the site.

These were achieved by:

- Undertaking a walkover of the site;
- Researching and assessing the available information regarding the current site status, including recorded geology, hydrogeology and hydrology of the site and surrounding area and the history of the site; and
- Developing a Preliminary Conceptual Site Model.

A Proposed Development Plan, Drawing ref. PW1285_PLO2revB, is provided within Appendix 6.

2. SITE SETTINGS

2.1 Site Location

The subject site was situated in Framsdon and may be located by National Grid Reference (NGR) TM 18600 60820.

2.2 Site Description

A site walkover was undertaken on 16 November 2023. At the time of the walkover the site comprised a small field with a barn towards the southeast extremity. The site was bordered by semi mature vegetation a small carriage was located towards the centre of the site. Inside the barn onsite materials pertaining to the rearing of pheasants and chemicals related to the rearing of pheasants.

A Proposed Development Plan, and Current Site Plan are included within Appendix 6 as Drawing references PW1285_PLO2revB and 8005,DS/002/Rev0 respectively.

Photographic records from the walkover are presented in Appendix 7 of this report.

2.3 Geological Setting

Details of the geology underlying the site have been obtained from the British Geological Survey (BGS) digital mapping at a scale of 1:50,000, which is provided within the Envirocheck Report included in Appendix 4.

2.3.1 Superficial Deposits

The geological map indicated the site to be underlain by superficial deposits of the Lowestoft Formation (diamicton).

The site was within an urban area and, although not indicated as present upon the site, the possibility that Made Ground is present cannot be discounted.

2.3.2 Bedrock Geology

The geological map indicated bedrock Geology underlying the site comprised Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation (Undifferentiated).

2.3.3 Geohazards and Ground Workings

Table 1 below summarises the factors that may have a potential impact upon the engineering of the proposed development:

Table 1 – Geohazards and Ground Workings			
Potential Hazard	Recorded Risk [m] / [Direction]		Comments
	Onsite	Within 250m	
Non-Coal Mining Areas of Great Britain	Rare	-	
Collapsible Ground	Very Low	-	
Compressible Ground	No Hazard	-	
Ground Dissolution	Very Low	-	
Landslide	Very Low	Low 182m/SW	
Running Sand	Very Low	-	
Shrinking or Swelling Clay	Low	Very Low 236m/S	

2.4 Hydrogeological Setting

2.4.1 Underlying Aquifers

The hydrogeological data provided within the Envirocheck Report indicate a Secondary Undifferentiated Aquifer overlying a bedrock Principal Aquifer.

The Environment Agency defines a Principal Aquifer as 'layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale'.

Secondary Undifferentiated Aquifer - has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

2.4.2 Groundwater Vulnerability

The site was classified as being within an urban setting as designated by the Environment Agency, which therefore means that the soils are classified as having a high leaching potential.

Soils of high leaching potential are soils that readily transmit liquid discharges because they are either shallow or susceptible to rapid by-pass flow directly to rock, gravel or groundwater.

2.4.3 Source Protection Zones

The site was located within a 'Zone III' (Total Catchment) groundwater source protection zone i.e., it was within the total area required to support the discharge from a protected groundwater source.

There were two groundwater abstraction wells within 500m of the site. The closest well was situated approximately 72m to the southeast of the site and was used for general farming and domestic use.

2.4.4 Groundwater

The Envirocheck data indicates the site is in an area with limited potential for groundwater flooding to occur.

2.5 Hydrological Setting

The nearest surface watercourse or feature was an unnamed pond, located approximately 49m to the south west of the site.

There were no surface water abstractions located within 2km of the site.

2.6 Radon

The site is indicated to lie within an area where there is a probability of <1% of present or future homes being above the action level of 200Bq/m³. As such, the site is not classified as a Radon Affected Area.

2.7 Nitrate Vulnerable Zone

The site was located within an area designated as a nitrate vulnerable zone- Deben Nvz (surface water) and Sandlings and Chelmsford (groundwater).

The Nitrates Directive, (ref. **R.4**) defines a nitrate vulnerable zone as:

- Surface freshwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l;
- Groundwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l; and/or
- Natural freshwater lakes or other freshwater bodies, estuaries, coastal waters and marine waters, which are eutrophic or may become so in the near future if protective action is not taken.

3. ENVIRONMENTAL SEARCHES

3.1 Environmental Searches Summary

The environmental searches are detailed fully within the Envirocheck Report presented within Appendix 3.

Table 2 shown below summarises the most relevant findings:

Table 2 - Environmental Searches Summary				
Activity	Distance From the Site			Comments [m]/[direction]
	Onsite	Within 250m	250m to 500m	
1. Incidents and Registers				
Discharge Consents	-	2	-	40m/SW – Sewage Discharges – Final/Treated Effluent – Not Water Company. 113m/SW - Sewage Discharges – Final/Treated Effluent – Not Water Company.
Pollution Incidents to Controlled Waters	-	-	1	365m/SW – Significant Incident – Oils/other oils impacting a freshwater stream or river in 1994.
2. Flooding				
BGS Groundwater Flooding Susceptibility	1	9	33	Onsite: Limited Potential for Groundwater Flooding to Occur. Nearest x2: 147m/SE - Limited Potential for Groundwater Flooding to Occur. 165m/S - Limited Potential for Groundwater Flooding to Occur.
3. Landfills and Waste Treatment / Disposal Sites				
Potentially Infilled Land (Non-Water)	-	-	1	321m/W – Unknown filled ground (pit, quarry etc).
5. Designed Environmentally Sensitive Sites				
Environmentally Sensitive Areas	-	1	-	16m/S – Suffolk River Valleys (decommissioned).
Sites of Special Scientific Interest	-	-	1	296m/SE – Fox Fritillary Meadow, Framsdon (Local wildlife site).

Where no relevant or significant data records exist for an activity, it is removed from the summary table.

All data is included within Appendix 4.

4. SITE HISTORY

4.1 Historical Maps

A review of the history of the site has been conducted based upon the historical maps included within the Envirocheck report included in Appendix 4.

The relevant changes of the subject site and immediate surrounding area from the mapping are detailed in Table 3 below:

Table 3 - Historical Summary		
Date	Potentially Contaminative Land Uses / Significant Changes	
	Onsite [Direction]	Offsite [Distance/Direction]
1884-1885 (1:2,500) 1884 (1:10,560)	<ul style="list-style-type: none"> Site formed part of a larger field enclosure, bordered on two sides with trees. 	<ul style="list-style-type: none"> 10m/S – Main Road. 20-80m/SW/S/SE Approximately eight structures collectively labelled 'Boundary Farm' on opposite side of road. 10m/N; 80m/SW; 90m/SE – Ponds. 60m/W- Footpath running north to south. 300m/W – Clay pit. 400m/SW – Large sand pit.
1904 (1:2,500) 1905 (1:10,560)	<ul style="list-style-type: none"> No significant changes. 	<ul style="list-style-type: none"> 300m/S – Clay pit no longer present. 110m/SE – Narrow area denoted as a structure now denoted as a pond.
1977 (1:2,500) 1957 1980-1985 (1:10,000)	<ul style="list-style-type: none"> Structure established onsite, occupying entirety of side area and extending beyond approximately 10m westwards. 	<ul style="list-style-type: none"> 10m/N; 80m/SW; 90m/SE – Outline of ponds changed. 50m/SW – Farm structure extended. 90m/E – Small farm structure no longer present. 50m/SE – Three new structures built in central area of farm complex. 100mSE – Structure extended, and new structure added.
1995 (1:2,500)	<ul style="list-style-type: none"> No significant changes. 	<ul style="list-style-type: none"> No significant changes.
1999 (Aerial Photography) (1:2,500)	<ul style="list-style-type: none"> No significant changes. 	<ul style="list-style-type: none"> 50m/S – Two structures demolished and larger single structure added in place. 50m/SE – Route of farm access track/road altered. 100mSE – Two structures no longer present.
2000 (1:10,000)	<ul style="list-style-type: none"> No significant changes. 	<ul style="list-style-type: none"> 50m/SE – Layout of main farm structures changed.
2006 (1:10,000)	<ul style="list-style-type: none"> No significant changes. 	<ul style="list-style-type: none"> 50m/SE – Layout of main farm structures changed.
2023 (1:10,000)	<ul style="list-style-type: none"> No significant changes. 	<ul style="list-style-type: none"> 50m/SE – Layout of main farm structures changed. 90m/NE – Small structure. 60m/NW – Small structure.

Table 3 - Historical Summary

Date	Potentially Contaminative Land Uses / Significant Changes	
	Onsite [Direction]	Offsite [Distance/Direction]
Notes:		
<ul style="list-style-type: none"> The dates of the maps do not always correspond with the time of the surveys. Where no significant factors or changes occur within a map edition(s) it is summarised with "No significant changes". The alignment and extent of the detailed site area in early map editions is often mis-aligned compared to modern mapping due to variation in mapping/digitisation processes; this is compensated for where possible within the interpretation. 		

4.2 Site History Summary

The earliest historical map dated 1884-1885 showed the site as part of a larger field enclosure. Various farm buildings were located across the main road to the south of the site, between 20-80m at varying distances, labelled collectively as Boundary Farm. Three ponds surrounded the site, two to the south, and one to the north. By 1904 a narrow structure 110m to the east had been replaced by a pond occupying the same area. By 1977 a structure was established onsite, occupying the entirety of the site area and extending approximately 10m westwards. Between 1977 and 2023 the layout of the main farm buildings underwent various changes, including the extension, demolition and addition of structures and an alteration of the farm access road connecting these buildings.

5. PRELIMINARY CONCEPTUAL SITE MODEL

The risk assessment methodology is based upon current guidelines and legislation (refs. **R.5**, **R.7** and **R.9**).

The current guidance requires that a conceptual site model (CSM) be formulated, based upon the findings of the research. The CSM aims to identify and assess potential 'hazards'; the potential 'receptors' that may be affected and the anticipated 'pathways' by which the hazard may negatively impact the receptors. Where there is reasonable potential for all three components to be present at a site, then they constitute a potential pollutant linkage (PPL) and have been included in the CSM below. The CSM is limited at this stage to the identification and assessment of potential 'hazards', identified or suspected from the results of the research. The findings are summarised in the following subsections.

The guidance proposes a four-stage approach for the assessment of contamination and the associated risks. The four stages are listed below:

- Hazard Identification;
- Hazard Assessment;
- Risk Estimation; and
- Risk Evaluation.

Should a complete PPL be present which is deemed to pose a potential risk to identified receptors, then further investigation works are likely to be recommended.

5.1 Hazard Identification: Onsite

The site walkover that historically the site has been used for various agricultural purposes and there were still a number of chemicals stored on the barn onsite. In addition to a tank of unknown origin or use located in the vegetation along the southern boundary of the site.

The desk-based research and historical review identified the following potential hazard(s) on the site:

- Made Ground from previous development onsite.
- Potential contamination from the chemicals stored onsite.

5.2 Hazard Identification: Offsite

The desk-based research and historical review identified potential Ground gas sourced from the historical ponds surrounding the site.

5.3 Risk Assessment

The Preliminary Risk Assessment has identified potential sources of contamination that may pose a risk to human health and the Controlled Waters. Potential pollutant linkages that require further consideration are presented in Table 4 shown overleaf:

Table 4 – Preliminary Conceptual Site Model

Sources	PATHWAYS:					RECEPTORS:						Risk Rating	Comments	
	Root Uptake	Direct Contact	Ingestion	Respiration	Gas Accumulation	Plants	End Users	Structures (Concrete)	Services/Utilities	Construction Workers	Controlled Waters (GW)			
Made Ground from Previous Development onsite.	■	■	■	■	■	■	■	■	■	■	■	■		
Historical Ponds Surrounding Site.				■	■		■						■	Ingress of Carbon Dioxide or Methane to the building needs to be addressed.
Former Tank Discarded onsite.	■	■	■	■	■	■	■		■	■	■			■
Legend:- See Comparison of Consequence Against Probability within Appendix 5 for Key to Legend.	Probability:					Consequence (Severity):						Risk Rating:		
	Negligible (N)					Negligible (N)						Very High Risk	VH	
	Unlikely (U)					Mild (Mi)						High Risk	HR	
	Likely (L)					Moderate (Mo)						Moderate Risk	MR	
	Highly Likely (HL)					Severe (S)						Low Risk	LR	
											Negligible Risk	NR		

6. CONCLUSIONS AND RECOMMENDATIONS

Based upon the findings of the Preliminary Risk Assessment and site walkover, several potential contaminant sources and pathways to potential receptors have been identified.

It is recommended that a preliminary intrusive ground investigation is undertaken to determine the extent of any potential contamination within the soil strata and from potential ground gas generation from the former ponds that surrounded the site needs to be assessed.

It is recommended that monitoring wells for ground gas should be constructed onsite as part of the investigation with subsequent six monitoring visits undertaken.

Any ground investigation should be designed in general accordance with CLR 4, (ref. **R.8**) undertaken in compliance with BS 10175:2011+A2:2017, (ref. **R.9**) and BS 5930:2015+A1:2020, (ref. **R.10**).

It is recommended that this report be submitted to the Local Authority as part of the planning submission for the site.

While outside of the remit of this report, if demolition/refurbishment of the buildings is proposed it may be necessary to (a) fully update the building Asbestos Register, where present or (b) undertake a Refurbishment and Demolition (asbestos survey) of the buildings, in accordance with HSE guidance (ref. **R.11**) and in advance of any disturbance works.

6.1 Geotechnical Considerations and recommendations

As development of the site is proposed, it may be financially prudent to undertake a geotechnical investigation of the site at the same time as any environmental investigation to enable foundation recommendations to be proposed.

The potential for Made Ground, cohesive ground conditions and the presence of mature trees or proposed planting should be taken into consideration.

APPENDICES

Appendix 1 – Report Limitations and Conditions

General Limitations and Exceptions

This report was prepared solely for our Client for the stated purposes only and is not intended to be relied on by any other party or for any other use. No extended duty of care to any third party is implied or offered.

Geosphere Environmental Ltd does not purport to provide specialist legal advice.

The Executive Summary, Conclusions and Recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon, until considered within the context of the whole report.

Interpretations and recommendations contained within the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based upon current legislation in force at that time.

Environmental and Geotechnical Reporting (including Phase 1, Phase 2 and Site Walkovers) Limitations and Exceptions

The comments given in this report and the options expressed herein, are based upon the readily available information collated for the report and an assessment based upon the current guidance which for Phase 1 / Phase 2 reports is primarily the Environment Agency's Land Contamination Risk Management (LCRM) report, 2021.

The report has been prepared in relation to the proposed end-use and should another end-use be intended, reassessment may be required.

No warranty is given as to the possibility of future changes in the condition of the site.

The opinions expressed cannot be absolute, due to the limitation of time and resources imposed by the agreed brief.

With regards to any aspect of land contamination referred to, this is limited to those aspects specifically stated and necessarily qualified. No liability shall be accepted for other aspects which may be the result of gradual or sudden pollution incidents, past or present land uses and the potential for associated contamination migration.

Any Desk Study Report / data has been produced largely from the information purchased from The Landmark Information Group. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. The information purchased has been assumed to be correct and free from errors. However, there is the possibility that some data may be missing from the report including (but not limited to) unrecorded land uses both onsite and offsite or unrecorded pollution events. No attempt has been made to verify the information.

The accuracy of any map extracts cannot be guaranteed. It is possible that different conditions existed onsite, between and subsequent to the various map surveys provided.

Any site walkover undertaken is a snapshot of the site recording the visually evident conditions at the time of the walkover in the areas readily accessible. It is possible that after the walkover, the site was altered (for example by fly-tipping or groundworks) or before the walkover, the site conditions changed removing evidence of potentially contaminative features (such as oil tanks removed).

Any intrusive works only cover a tiny proportion of the site. Where exploratory holes are positioned by Geosphere Environmental Ltd, they are located to give as good a coverage of the site as possible and to target features / proposed land use where applicable, whilst allowing for areas that cannot be accessed, Client requested locations and other site / time / budget constraints. Whilst assumptions may have been drawn between exploratory holes on the ground conditions and / or extent or otherwise of any contamination, this is for guidance only and no liability can be accepted on its accuracy.

Foundation design is outside of the remit of Geosphere Environmental Ltd unless specifically stated and it is recommended that the services of foundation design specialists are sought as required. Any foundation appraisal contained within the report is limited to foundation optioneering.

Any conceptual model is based upon the information available at the time of conducting this assessment and is an interpretive assessment of the conditions at the site. Redevelopment and / or further investigation of the site may reveal additional information and therefore alter the conceptual model and the report conclusions.

Any infiltration testing results are considered to be representative of the ground conditions at the locations tested and at the time of testing. As well as lateral variation in ground conditions, seasonal changes in ground water level may affect the results.

Any post-fieldwork monitoring (including ground gas / groundwater) is a snapshot of the conditions at the time of monitoring.

Appendix 2 – References

- R.1.** CIRIA SP69, 'The engineering implications of rising groundwater levels in London', 1989.
- R.2.** CIRIA SP92 'Rising groundwater levels in Birmingham and the engineering implications', 1993.
- R.3.** "The Lost Rivers of London: A Study of Their Effects Upon London and Londoners, and the Effects of London and Londoners on Them", N Barton, 1962.
- R.4.** Nitrates Directive (91/676/EEC) 1991.
- R.5.** Land Contamination Risk Management (LCRM), Environment Agency, 2021.
- R.6.** The Environmental Protection Act, Part IIA, Section 78, 1990.
- R.7.** Environment Act 1995, Section 57, DoE 1995.
- R.8.** CLR 4, 'Sampling strategies for contaminated land', DoE 1994.
- R.9.** British Standards Institute: BS 10175:2011+A2:2017 'Code of practice for the investigation of potentially contaminated sites', 2017.
- R.10.** British Standards Institute: BS 5930:2015+A1:2020 'Code of practice for site investigations', 2020.
- R.11.** Reference: Asbestos: The Survey Guide, HSG 264, 2nd Edition, 2012.
- R.12.** UK Health Security Agency (UKHSA) and British Geological Survey, 'Indicative Atlas of Radon in Great Britain', 2022.



Appendix 3 – Envirocheck Data Search Report

Appendix 4 – Envirocheck Historical Maps

Appendix 5 – Comparison of Consequences Against Probability

		Consequence (Severity of Linkage)			
		Severe (S)	Moderate (Mo)	Mild (Mi)	Negligible (N)
Probability (Likelihood of linkage from)	Highly Likely (HL)	Very High Risk (VH)	High Risk (HR)	Moderate Risk (MR)	Moderate/Low Risk (MR-LR)
	Likely (L)	High Risk (HR)	Moderate Risk (MR)	Moderate/Low Risk (MR-LR)	Low Risk (LR)
	Unlikely (U)	Moderate Risk (MR)	Moderate/Low Risk (MR-LR)	Low Risk (LR)	Negligible Risk (NR)
	Negligible (N)	Moderate/Low Risk (MR-LR)	Low Risk (LR)	Negligible Risk (NR)	Negligible Risk (NR)

This table is to provide reference information in conjunction with the GEL Conceptual Model attached within the Hazard Risk Assessment section of this report, Table 4 – Preliminary Conceptual Site Model.

Very High Risk (VH)

- There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is happening currently.
- Urgent investigation and remediation are likely to be required and advised.

High Risk (HR)

- Harm is likely to arise to a designated receptor from an identified hazard.
- Urgent investigation is required and remedial works are likely necessary in both the short to long term.

Moderate Risk (MR)

- It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
- Investigation is required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.

Low Risk (LR)

- It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Limited investigation recommended.

Negligible Risk (NR)

- There is a minimal possibility that harm could arise to a receptor. In the event of such harm being realised it is high likely to not be severe. Investigation not deemed necessary.

Appendix 6 - Drawings

Proposed Development Plan – Peter Wells Architects - Drawing ref. PW1285_PLO2revB

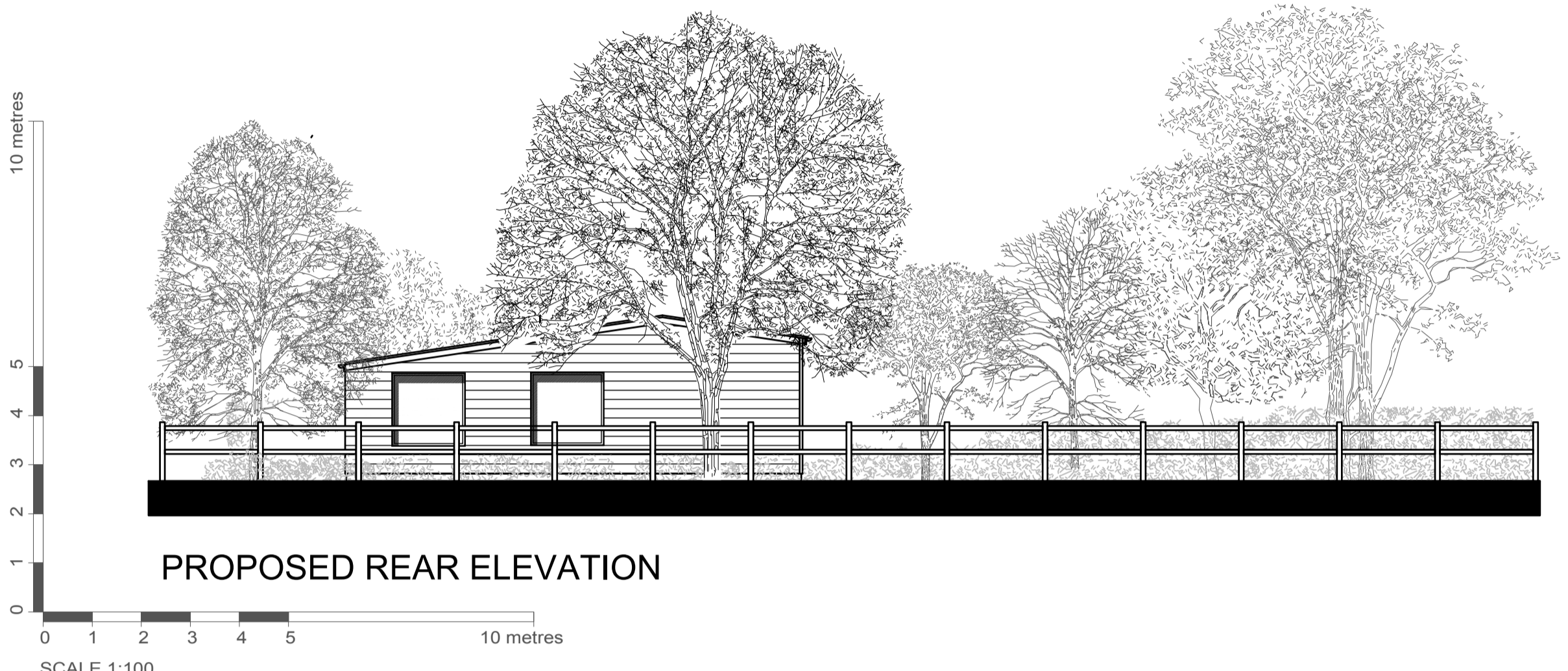
Current Site Plan – Drawing ref. 8005,DS,PD/002/Rev0



PROPOSED FRONT ELEVATION

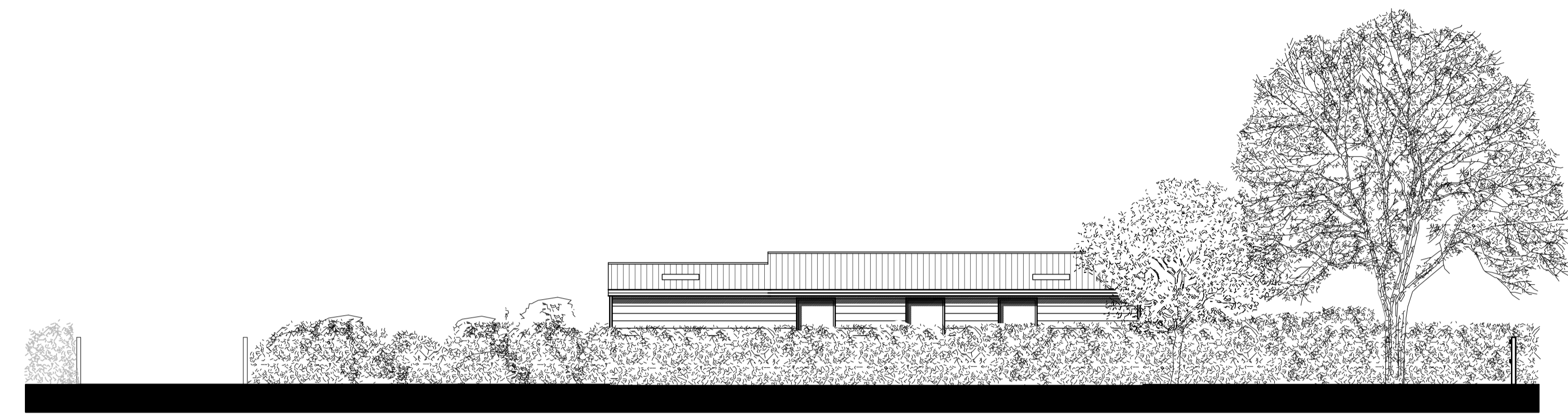


PROPOSED SIDE ELEVATION

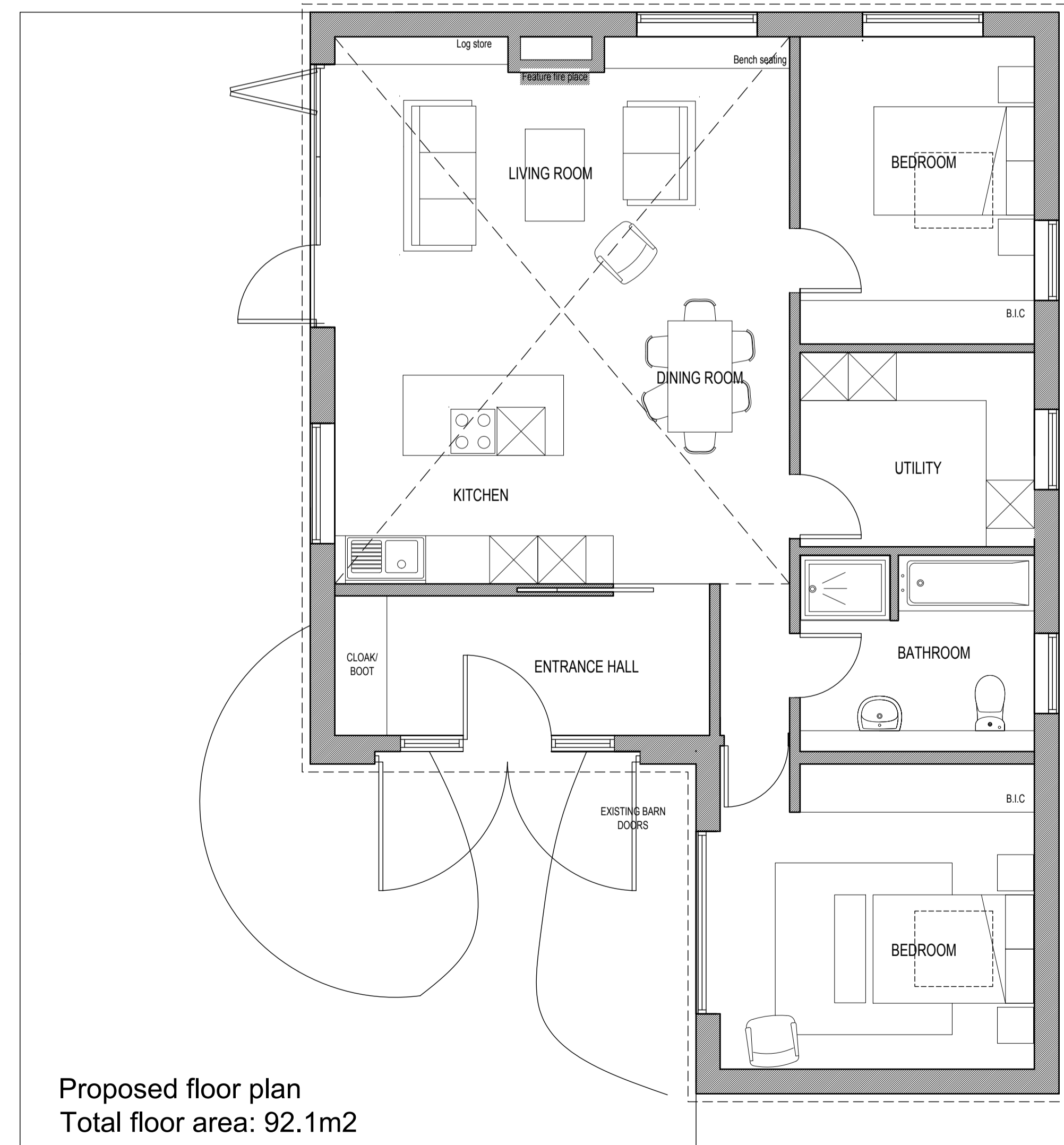


PROPOSED REAR ELEVATION

SCALE 1:100



PROPOSED SIDE ELEVATION



Proposed floor plan
Total floor area: 92.1m2

SCALE 1: 50



SCALE 1:200

5.12.23	B	Site plan amended	RS	Checked
07.10.22	A	Changes as to client meeting 06/10/22	RT	Checked
Date	Revision	Description	Drawn	Checked

peterwellsarchitects
Ferry Quay House, Ferry Quay, Woodbridge, Suffolk IP12 1BW - 01394 799299 - info@peterwellsarchitects.co.uk

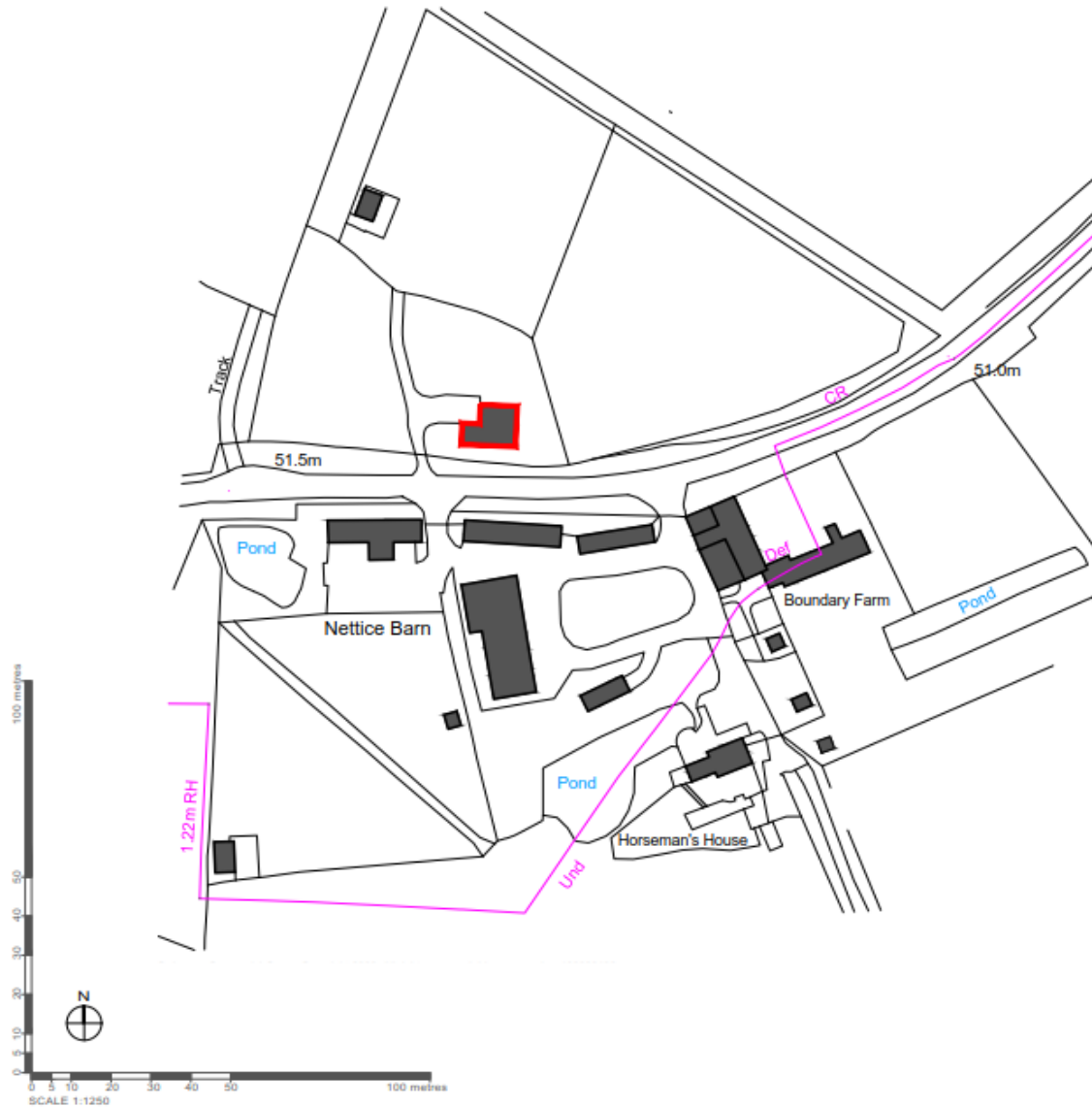
Project :	Boundary Farm Barn, Boundary Farm, Framsden, Suffolk, IP14 6LH				
Client :	Mr Jack Rogers				
Dwg Title :	Proposed plans,elevations & block plan	Dwg Status :	Planning	Drawn by :	RT
Date :	SEPT 22	Scale :	1:100, 1:50 & 1:200 @ A1	Dwg No. :	PW1285_PLO2
				Revision :	B

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LEGEND

 Site boundary



SOURCE

Client supplied background image

PROJECT

Boundary Farm, Framesdon

TITLE

Current Site Plan

DRAWING NUMBER

8005,DS/002/Rev0

SCALE

As marked

DATE

28/11/2023

DRAWN BY

PD

CHECKED BY

PD



Appendix 7 – Selected Site Photographs

Photograph 1



Photograph 2



DESCRIPTION

Photograph 1

Interior of current barn

Photograph 2

Interior of barn

Photograph 3

Chemicals stored in barn

Photograph 3



Photograph 4



Photograph 4

Building materials stored outside

PROJECT

Boundary Farm

PROJECT NUMBER

8005,DS

TITLE

Phase I Desk Study Photographic Records

DATE

29/11/2023

PAGE NO.

1 of 2

Photograph 5



Photograph 6



Photograph 7



Photograph 8



DESCRIPTION

Photograph 5

Derelict Cart onsite

Photograph 6

Exterior of Barn onsite

Photograph 7

Vegetation onsite

Photograph 8

Exterior of Barn onsite

PROJECT

Boundary Farm

PROJECT NUMBER

8005,DS

TITLE

Phase I Desk Study Photographic Records

DATE

29/11/2023

PAGE NO.

2 of 2

Appendix 8 – Discovery Strategy

There is the possibility that sources of contamination may be present on the site which were not identified during this Phase 1 investigation. Should contamination be identified or suspected during any phase of the development (most likely groundworks) this should be assessed accordingly by implementing the following:

Immediate action

- All works in the vicinity of the suspected contaminated material to cease; and
- Attendance by a suitably experienced Environmental Engineer to assess the suspected contaminated material and if necessary, sample for characterisation.

Likely steps (to be confirmed following initial assessment)

- If it is not feasible to keep the suspected material in situ, then these should be removed and temporarily stored in a fenced area, whilst characterisation is undertaken. The storage area should be secured and contained to ensure that potential contamination does not get moved and affect other areas of the site. Depending upon the amounts of material under consideration, this could be either a skip or a lined area;
- If the suspected contaminated material is dry or is suspected to contain asbestos, the material should be covered to prevent airborne contamination in the form of dust or fibres;
- Upon characterisation of the suspected contamination, if assessed to be impacted, the material may be either treated or removed from site following suitable waste management licensing or obtaining appropriate consents or agreements with relevant Regulatory Authorities;
- All contaminated material to be removed from site, should be disposed of at a suitably licensed facility / removed by a suitably licensed waste handler;
- Following excavation and removal, any open excavations or service trenches should be backfilled with soil that is suitable and certified as 'clean', (this may be either site-won or imported); and
- Validation of backfilling and remedial works will likely be required.

The Discovery Strategy is applicable during all phases of the development.



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