

M & C Leggett.  
Plot 1 / 2 Ash Tree Farm  
Well Street  
Witton  
North Walsham  
NR28 9TR

Enc.

Your Ref: CD/21/2356

Date: 04/04/2024

My Ref: 103088

Tel No.:

Email:

### **Ash Tree Farm Witton Plots 1 & 2 Garden Validation report**

The objective of this letter is to confirm that recommended works have been carried out to enable the discharge of the relevant planning condition.

This letter should be read in conjunction with the following reports:

- 1) Phase I Desktop Study and Walkover Survey, Ash Tree Farm, Witton, report reference YE2293 dated February 2016 by Messrs Your Environment.
- 2) Phase II, Site investigation report, Ash Tree Farm, Witton, report reference YEX1755 dated March 2021 by Messrs Your Environment.
- 3) Remediation Strategy Condition 9 Plot 1/2 Ash Tree Farm, Well Street, Witton report reference Q102400 dated 20/09/2021 by Messrs Norfolk Partnership Laboratory.
- 4) Variation to Remediation Strategy and Topsoil test report Ash Tree Farm, Well Street, Witton reference 103088 dated 10/05/2022 by Messrs Norfolk Partnership Laboratory (NPL).

The Variation to the Remediation Strategy concluded that the following works were undertaken.

Following further inspection of the surface soils in the proposed large garden areas the potential risk is deemed to be lower than originally thought when Chrysotile asbestos fibres were detected in TP01 at 0.15 and 0.5m and TP04 at 0.15m.

It is now recommended that the garden areas are reduced to 300mm below finished ground level with the material excavated being used to create a low level bund along the eastern boundary of the site. This bund should be dressed upon completion with a minimum of 300mm of clean certified Topsoil and planted with the proposed Beech hedge. The proposed formation level of the garden areas should then be inspected by a competent person for potential contamination and four surface samples taken from each plot and tested for asbestos presence. If no contamination is seen to be present and no asbestos discovered, the areas should be backfilled with 300mm of certified Topsoil material.

If asbestos is discovered, then a further 100mm of material should be removed and the testing process repeated until a suitable formation is found.

The stockpile of Topsoil present within the site is suitable to be reused for the dressing of the bund and the creation of the garden areas. Further Topsoil will need to be imported to complete the works and all materials should be certified and supplied under a conveyance note system.

The completed gardens area will require validating to confirm placement depth and the construction detail.

### *Works undertaken*

The site works have been ongoing for some time since the acceptance of the Variation to the Remediation Strategy mainly due to weather conditions not allowing the works to be carried out in optimum conditions. During this time Mr I Brown of NPL has visited the site on numerous occasions to inspect the works and direct the works being undertaken.

The variation did state that the formation level of the site would be inspected and samples taken if contamination thought possibly to be present to confirm its suitability as a formation level. Upon inspection no Made Ground or obvious signs of contamination were seen. Therefore, it was decided to not carry out formation level analysis. To provide added confidence it was decided that a geotextile would be laid at the juncture between the formation level and the placed Topsoil.

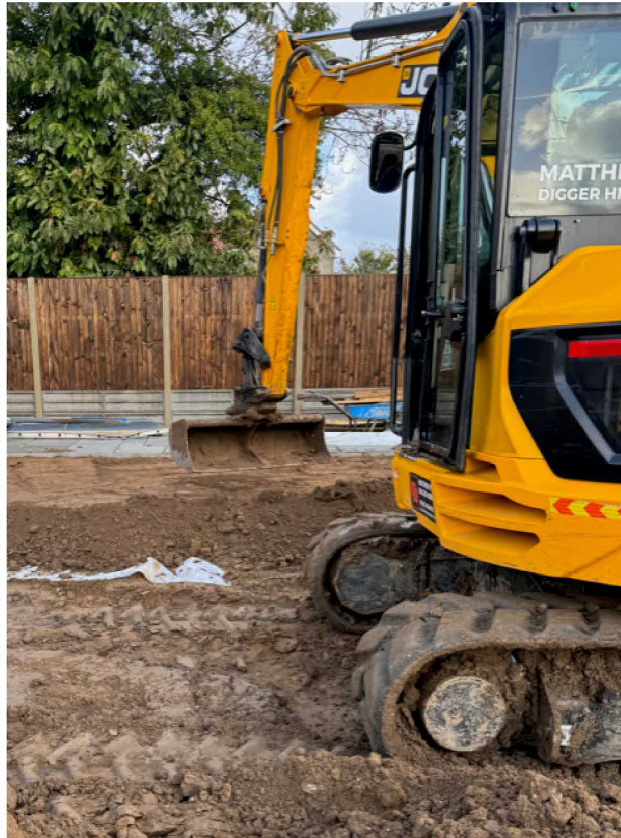
Another variation was adopted during the works regarding the construction of the bund to the rear of the two properties utilising the removed soil from the initial effected garden areas. The agreed plan was found to affect a drainage field in plot 2 and alternative solution was designed. A two-sided sleeper wall was constructed at the back of plot 1 and the removed soil was placed within this and fully encapsulated in geotextile. This is to be planted with plugs of various ground cover plants including Ivy. The final appearance will be a pseudo silage /sugar beet clamp which can be seen across the Norfolk countryside with trailing vegetation softening the sleeper walls.

The Topsoil contained within the previously analysed stockpile was found to be sufficient to complete the reinstated of all the garden areas. All Topsoil depths recorded during inspections were in excess of 350mm.

A selection of photograph showing the completed works can be seen below.



Plot 1



Plot 1



Plot 1



Plot 1



Plot 1 Pseudo clamp



Plot 1 Pseudo clamp



Plot 1 Completed



Plot 1 Completed



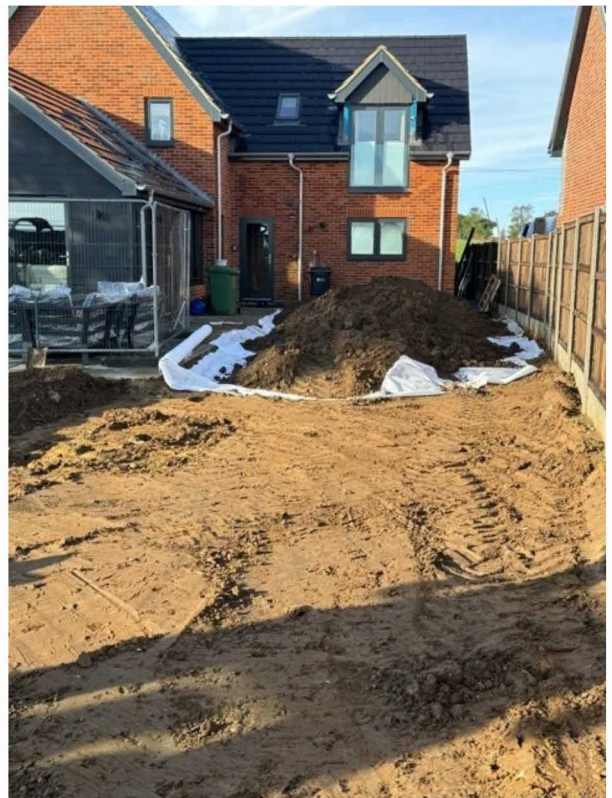
Plot 2 soil removal



Plot 2 Soil placement



Plot 2



Plot 2



Plot 2



Plot 2



Plot 2



Plot 2



Plot 2 completed



Plot 2 completed

It can be concluded that all required remediation works have been carried out in a sustainable manner on the site to a very high standard and the properties are now fit for residential occupation posing no significant risk to the end user.

If Norfolk Partnership Laboratory can be of any further assistance with this or any other project, please do not hesitate to contact me.

Yours sincerely

A black rectangular redaction box covering the signature of I Brown.

I Brown

Head of Laboratory Services