

From: Axton, Matthew
Sent: 3 Oct 2018 14:53:42 +0100
To: Harmsworth, Matthew
Subject: DC/18/1507/FUL - Paltry Farm, Great Barton

Hi Matthew,

Many thanks for forwarding the Phase 1 Desk Study report, undertaken by Demeter Environmental Ltd, dated 12th August 2018, for the above site.

The report provides a summary of the history and environmental setting of the site and includes the findings of a walkover survey. The report concludes with a conceptual site model and gives recommendations for intrusive investigations. I am generally satisfied with the findings of the report and agree with the recommendations for intrusive investigations. Should the application be approved, I recommend the standard land contamination condition is attached to the approval.

I do, however, have to express my disappointment that the current information directly contradicts previous information submitted by the planning agent within the Contaminated Land Questionnaire also dated August 2018. The questionnaire states that there is no fuel storage on the site, however, the desk study notes "*A self bunded plastic fuel tank was noted within the building*". The current use of the building is described in the desk study in the following way: "*The building was used for the storage of a fork-lift truck, ride on lawnmowers, ladders, tools and various other items of farm machinery,*" which is confirmed by photographs provided in the appendix. The current use does not appear to be detailed in either the questionnaire or the accompanying Planning Statement.

We recommend that this planning agent makes a much greater effort in the future to complete the land contamination questionnaire appropriately and accurately.

Our recommended condition is as follows:

1. No development approved by this planning permission shall commence until the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 - i) A site investigation scheme (based on the approved Preliminary Risk Assessment (PRA) within the approved Desk Study), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM).
 - iii) Based on the risk assessment in ii), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and

- arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
2. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in iii) is submitted and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan in iii) shall be updated and be implemented as approved.
 3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

....

I trust the above is clear, however, if you have any questions or queries, please do not hesitate to contact me.

Kind regards

Matt

Matthew Axton
Environment Officer
Environmental Health

Direct dial: 01284 757041
Email: matthew.axton@westsuffolk.gov.uk

www.westsuffolk.gov.uk

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From: Harmsworth, Matthew
Sent: 02 October 2018 08:42
To: Axton, Matthew <matthew.axton@westsuffolk.gov.uk>
Subject: FW: Mr and Mrs Jackson, Paltry Farm, Great Barton

Hi Matthew,

As was requested please see the attached for a phase 1 land contamination study from the agent for application DC/18/1507/FUL (also now visible on IDOX / the website).

Could you let me know your thoughts when you get chance?

Thanks

Matthew Harmsworth
Planning Officer
Planning Development

Direct dial: 01638 719792

Email: matthew.harmsworth@westsuffolk.gov.uk
www.westsuffolk.gov.uk

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and how to access it, visit our website: [How we use your information](#)

From: Louise Gregory
Sent: 01 October 2018 09:24
To: Harmsworth, Matthew
Subject: FW: Mr and Mrs Jackson, Paltry Farm, Great Barton

Hi Matthew

Please see attached phase 1 contamination support.

Regards

LOUISE GREGORY
Rural Planning Consultant
For Acorus Rural Property Services Ltd

www.acorus.co.uk

Office: 01284 753 271
Fax: 01284 748 750

The Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk, IP33 3AA

From: Paul Hadjikyriacou [<mailto:paul@demeter-environmental.co.uk>]
Sent: 28 September 2018 16:29
To: Louise Gregory
Subject: Re: Mr and Mrs Jackson, Paltry Farm, Great Barton

Louise,

The final report is attached.

If you have any queries then do not hesitate to contact me.

Kind regards

Paul

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management)

Demeter Environmental Ltd

Hanover House

Hanover Street

Liverpool

L1 3DZ

[Tel:0151 521 2539](tel:01515212539)

Mobile: 07525 043 162

Fax: 0151 909 3661

Email: paul@demeter-environmental.co.uk



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On 28 Sep 2018, at 14:34, Louise Gregory <louise.gregory@acorus.co.uk> wrote:

Hi Paul

Can you produce the final version please?

LOUISE GREGORY
Rural Planning Consultant
For Acorus Rural Property Services Ltd

www.acorus.co.uk

Office: 01284 753 271
Fax: 01284 748 750

The Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk, IP33 3AA

From: Paul Hadjikyriacou [<mailto:paul@demeter-environmental.co.uk>]
Sent: 14 September 2018 12:08
To: Louise Gregory
Cc: Liz Evans Jackson
Subject: Re: Mr and Mrs Jackson, Paltry Farm, Great Barton

Dear all,

The draft desk study report is attached, the former tanks and made ground have both been identified as potential sources of contamination hence we have proposed further (Phase II) works. The estimate for the proposed works is attached.

The positions at the former tanks would have to be undertaken using boreholes as they are too close to the building for trial pits but the remainder of the investigation could be undertaken with trial pits (removed the possibility of the work taking 2 days).

If you have any queries then do not hesitate to contact me.

Kind regards

Paul

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management)

Demeter Environmental Ltd

Hanover House

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On 3 Sep 2018, at 09:20, Louise Gregory <louise.gregory@acorus.co.uk> wrote:

Hi Paul

It is a conversion scheme.

Regards

LOUISE GREGORY
Rural Planning Consultant
For Acorus Rural Property Services Ltd

www.acorus.co.uk

Office: 01284 753 271

Fax: 01284 748 750

The Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk, IP33 3AA

From: Paul Hadjikyriacou [<mailto:paul@demeter-environmental.co.uk>]

Sent: 01 September 2018 11:44

To: Louise Gregory

Cc: Liz Evans Jackson

Subject: Re: Mr and Mrs Jackson, Paltry Farm, Great Barton

Louise,

I have started on the reporting and is the proposed development the conversion of the existing building or the demolition and erection of a dwelling?

If you have any queries then do not hesitate to contact me.

Kind regards

Paul

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management)

Demeter Environmental Ltd

Hanover House

Hanover Street

Liverpool

L1 3DZ

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On 30 Aug 2018, at 16:35, Paul Hadjikyriacou <paul@demeter-environmental.co.uk> wrote:

Rex,

I can confirm we have received payment of £842.40, for information the invoice is attached.

If you have any queries then do not hesitate to contact me.

Kind regards

Paul

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management)

Demeter Environmental Ltd

Hanover House

Hanover Street

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L1 3DZ

[Tel:0151 521 2539](tel:01515212539)

Mobile: 07525 043 162

Fax: 0151 909 3661

Email: paul@demeter-environmental.co.uk

On 30 Aug 2018, at 16:20, Liz Evans Jackson <lizpoppy@btinternet.com> wrote:

Dear Paul

Please find attached your conditions of contract signed.

I will call you in about 20 minutes to arrange payment for the sum of £842.40 including VAT.

Kind regards

Rex Jackson
Tel: 07712 139550

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