



CH/1266

16 June 2025

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS FOR DANWORTH FARM LIMITED DM/25/0613

ENLARGEMENT OF EXISTING UNIT (UNIT 2) WITHIN BUILDING TO NORTH SIDE OF BARN BY EXPANDING INTO BARN TO PROVIDE MEETING ROOM, BREAKOUT ROOM AND EXTRA OFFICE SPACE. CONVERSION OF BARN TO WEST SIDE OF ENLARGED SPACE TO NEW UNIT WITH DOORS AND WINDOWS.

Condition 4.

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site and unless otherwise agreed in writing by the Local Planning Authority,
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and, unless otherwise agreed in writing by the Local Planning Authority,
- c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 5.

The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

To answer Condition 4;

Please find attached a Desk Study Report carried out by Southern Testing Environmental and Geotechnical which shows that the contamination risk is not considered significant and no further investigation of potential soil, groundwater or ground gas contamination at the site is required.

A desk study has been carried out. Reference has been made to the following information sources.

- ☐ Online Geological Maps Ref [6] & Ref [7]
- ☐ Historical Ordnance Survey Maps
- ☐ Environmental Databases
- ☐ BGS Online Historical Borehole Records Ref [8]
- ☐ Discussions with Site Owner
- ☐ Search on Local Authority Planning Portal for planning history
- ☐ UK Radon Ref [9] and BRE Radon Ref [10]

The environmental databases search report compiled for this desk study contains site-specific environmental data drawn from data sets that comprise publicly available information together with data from third parties, some of which is under review. Accordingly, Southern Testing Laboratories Limited does not warrant its accuracy, reliability or completeness.

A site walkover survey was also conducted.

A risk estimation, conclusions and recommendations is included.

To answer Condition 5;

No risk factors are identified in the report above so we ask that this condition is removed as it has been made redundant.