

CONDITION DISCHARGE

17 April 2025



Statement

Applicant:
Wroxton Group

Address:
Glasspool Farm
Part Lane
Riseley
Wokingham
RG7 1RU

Ref: 242193
Approval 22 October 2024

Condition Discharge in relation to planning application proposal:

Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition.

Condition

3. A preliminary risk assessment must be conducted in line with the Land contamination risk management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works. The preliminary report must be presented to the local authority and any risk or remediation measures agreed prior to commencement of development. Any necessary mitigation measures must be installed prior to occupation of the development and are to be maintained in perpetuity.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

The applicant submits the report of Eastwood Consulting Engineers, dated 4 July 2022 consisting of 172 pages.

The report deals with a comprehensive investigation of the entire site for potential contamination.

The report includes a Phase 1, Phase 2 and Soil Testing results.

1.0 EXECUTIVE SUMMARY

- 1. This report refers to the 1.7 ha area of land known as 'Glasspool Farm'. The site comprises a farm house, agricultural buildings and agricultural land surfaced with a combination of concrete and grass/scrub vegetation. The site is relatively level at around 50 m above Ordnance Datum (AOD)*
- 2. Superficial River Terrace Deposits are expected, overlying the London Clay Formation. The intrusive investigation comprised trial pits and window sample holes to confirm the shallow ground conditions.*
- 3. Exploratory holes undertaken on the periphery of the site encountered topsoil to depths of between 0.3 and 0.9 m. Made ground was found to depths of between 0.6 and 1.8 m and generally comprised sand or clay with anthropogenic material such as brick, wood, glass and concrete. Superficial sand and gravel were encountered to depths of between 2.0 and at least 2.8 m in the west of the site, shallowing slightly to around 1.8 m in the north east. Natural clay was found below the granular ground, and below the made ground in the centre-east and south east of the site.*
- 4. Most exploratory holes recorded water ingresses in the made and natural ground in the upper 2.0 m and water was found as shallow as 0.5 m in the monitoring wells.*
5. For the majority of the dwellings, it is expected that traditional strip and trench fill foundations are expected to be appropriate. Due to shallow groundwater table, spread foundations should be cast in drier times of the year. Methods such as 'dig and pour' or sump pumping may be required to control the effects of groundwater entering excavations.
- 6. Piling may be required where there is deepening in cohesive ground due to trees, or if foundations are to be installed during wetter times of the year.*
- 7. It is assumed that precast concrete floors with a minimum 150 mm high ventilated void beneath will be used.*
8. Groundwater is expected at shallow depth which may cause stability issues. Substructures such as old foundations, drainage runs, buried slabs may also be present. Historical maps note an old well was present near one of the adjacent residential properties; additional unrecorded wells may therefore be present on this site.
- 9. There are existing overhead and buried services present at the site. Suitable easements will need to be maintained around these if they are not to be diverted as part of the development.*
- 10. Soakaways are not considered to be viable.*
- 11. The topsoil and natural ground are considered suitable for re-use. Care should be taken during the topsoil excavation to prevent cross-contamination where made ground is present.*
- 12. Where made ground is in place below gardens and landscaped areas, a clean 600 mm capping (including at least 100 mm of clean topsoil) should be installed.*
- 13. DS-2 AC-2 sulphate measures are recommended for concrete in contact with the made ground. No sulphate measures are required where only natural ground is present.*

14. No radon measures are required.

15. A programme of gas monitoring has identified some slightly elevated concentrations of carbon dioxide and methane to be present in the east of the site. Amber 1 gas precautions are therefore recommended for plots located within the easternmost 25% of the site.

16. The conclusions made in this report in relation to contamination are subject to agreement by the approving bodies, such as the Local Authority, and your warranty provider.

It is clear from the data set and executive summary, that the entire site is safe and this evidence is submitted to enable the LPA to discharge the condition.

Condition

5. A full asbestos survey and removal plan, following the latest HSE guidelines for the removal of asbestos shall be submitted to the local authority for approval in writing, this should show the amount, type and specific removal and disposal procedure and what companies are to be involved. All waste must be removed from the site by appropriately registered waste contractors and receipts kept for up to 3 years should they be required for inspection by the local authority, no burning of waste as part of this development will be permitted. The approved asbestos removal plan shall be implemented in full prior to commencement of development.

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The submission of an asbestos report dated 29/1/25 carried out by DL Surveying along with a detailed removal plan is submitted for the LPAs consideration.

6. The dwelling hereby permitted shall not be occupied until measures for the physical separation of the dwelling's curtilage and farmland beyond (annotated on plan GP/07/24 Rev F - open land beyond the curtilage-)by way of native hedge planting and/or post and rail fencing no more that 1.2m in height has been submitted to and approved

in writing by the Local Planning Authority. The approved boundary treatments shall be maintained at all times thereafter.

Reason: To ensure compliance with the General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class Q, Condition

A plan showing the planting of native hedging is included to discharge the requirement of this condition.