Bethan.Tinning

From: [redacted]
Sent: 12 February 2026 11:32
To: Bethan.Tinning
Subject: DISC/25/0206 - Lower Perryland Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Bethan,

Environmental Health have reviewed the Onyx Geo Consulting Ltd Phase II Site Investigation Report, dated 30 May 2025, and the report on the additional ground investigations on the site is accepted.

We have also reviewed the Onyx Geo Consulting Ltd Remediation Strategy, dated 17th June 2025, and we have the following comments to make:

1. We note that the following is stated in section 5.2 'To date only shallow made ground has been identified at depths varying between 0.25 to 0.30 m in land to the north of the barns and 0.20 to 0.60 m in land to the west of the barns. In all garden areas (front and rear) remediation shall include the removal of the made ground soils to 100 mm into natural soils. Based on current investigations, the excavation could extend up to ~0.60 m bgl in land to the west of the barns if private gardens are proposed. Following the removal of the made Report Reference: 251042-ON-PD-XX-RP-G-741-C02 Page 11 of 18 ground, the formation level should be inspected by a competent geo-environmental consultant prior to placement of chemically verified topsoil and subsoil'. A reduced dig of 100mm, as referenced in this section, is however unlikely to encounter natural soils so is a proposal we are unable to accept.
2. At various point in section 5 of the report we note there is use of the word 'should', to give one example – 'Where made ground remains at 0.60 m then soil verification samples should be collected and tested for PAH and asbestos only'. The RMS needs to be statement of positive intent/action, any reference to 'should' such as here and elsewhere in this section of the report needs to be replaced with 'shall'.
3. We note that detail on the testing of imported soils is detailed in section 8.3 with the following comment noted 'Topsoil / subsoil used on site should be tested at a rate of one test per garden with a minimum of three tests per source'. This detail is welcomed, it is however not clear what the testing rate will be for imported soils used outside of the private gardens areas i.e. in the communal soft landscaping areas.
4. We note that the validation criteria is detailed in Appendix C, we note however that parameters are limited to heavy metals, certain PAHs and asbestos – we require justification for limiting the testing of the imported material to these parameters.
5. From the information provided to date it is not clear how the stockpiles present on the site we will be dealt with – we would expect these stockpiles to be removed and the soils underneath validated, there is however limited detail on this in report.

Given the above we are unable to recommend the discharge of condition 1 at this time, we would however welcome dialogue with the applicants environmental consultant on the above.

Kind regards

Kevin