

Contamination Report for

"The Dairy"

Northwood Farm Northwood Lane Hayling Island.



On Behalf of

Mr Simon Wilson, Stoke Fruit Farm, 77 Havant Road Hayling Island

May 2016



History

The Buildings at Northwood Farm form part of a progressive modern working farm, The farm has a number of different department production of arable crops and pulses, production of potatoes and vegetables, A free range chicken unit, as well a new flock of pedigree sheep.

The farms modern practices are assessed by a number of inspection authorities including Assured Combinable Crops, National Farmers Union, Rural Payment Agency (Basic Payment Scheme), Natral England (Stewardship), The farm also has Red Tractor Accreditation.

1990-2016

The Building concerned has been used predominantly for housing grain drying equipment. This was of a modern well maintained standard. This was regularly inspected by authorities and regulation bodies. The building also contained some general farm non mechanical tools such as shovels rakes shandy barrows etc. Sheep were introduced to the farm for the first time 2014.

1938-1990

The building concerned was used as a dairy. The milk tank was used for storage of milk and the buildings were adapted to meet food hygiene regulations as these came into force. The North part of the barn was changed from being a "Cart Shed" To a Store in this time.

1880-1938

The building was constructed and a dairy farm was developed during this time. The Building during this time were known as East Stoke Farm



Contamination Risks

Farm complexes generally regarded as representing a potentially contaminating landuse, typically due to local informal waste disposal (liquid, solid and ash - to land), but also due to the use of agricultural pesticides, herbicides & fungicides (which may include metals & hydrocarbon compounds), or to the storage, fuelling, maintenance & repair of self-powered agricultural machinery.

Ground conditions

The yard area shows a well cracked concrete base presumably laid on a base of crushed brick rubble.

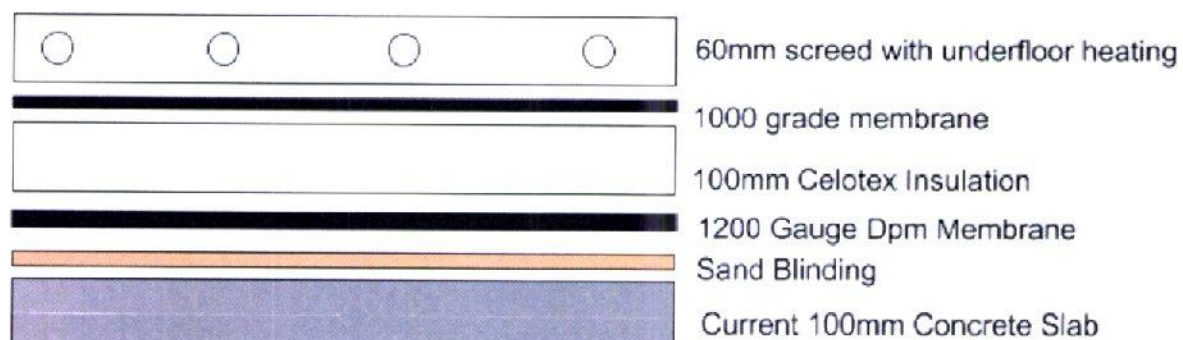


Inside the building there is a 100mm solid concrete floor. This is uncracked even tho it has some very heavy machinery operating on it for a long time. It is evident this can be used as a base for the floor design.



Construction method statement

Due to the internal floor service being a sound 100mm thick concrete slab that is uncracked and level throughout it has been considered removal of this is not necessary and the floor surface should follow a system as illustrated in the design below.



Amenity space.

Currently the amenity space relating to this development has a building standing on it. After this building is removed 3 trial pits will be dug and samples collected for analysis by NRM Services or another accredited laboratory under the "contamination Suite" they offer which following analysis

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CONTAMINATED LAND PACKAGE

pH, Conductivity, Density, Hot Water Soluble Boron, Total As, Cd, Cr, Cu, Hg, Se, Ni, Pb, Zn, Total Cyanide, Easily Liberated Sulphide, Elemental Sulphur, Water Soluble Sulphate, Total Phenols Index, Speciated Polyaromatic Hydrocarbons (PAH [EPA-16]) and Extractable Petroleum Hydrocarbons (EPH) C10-C40.



Conclusion

Samples Will be submitted and results analysed on removal of the concrete barn which is currently stood on the amenity area.

If contamination is found to be present in the amenity area it is unlikely to be of the extent that this could not be mitigated against using mechanical methods.

Using the construction statement will prevent any contamination in the building being picked up by receptors.

