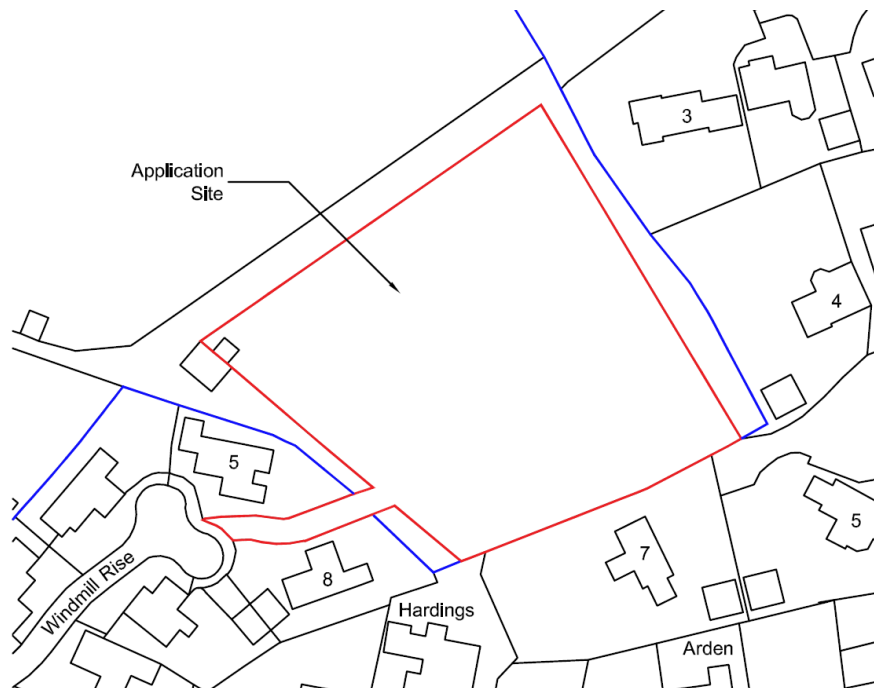


Desk Top Land Contamination Report

Proposal: Outline Application for Up To 3 Dwellings

Site: Land North of Windmill Rise

Wetherden IP14 3LE



Project No: 303694

Date: Jan 2020

Durrants Building Consultancy
Pump Hill House, 2b Market Hill
Diss, Norfolk

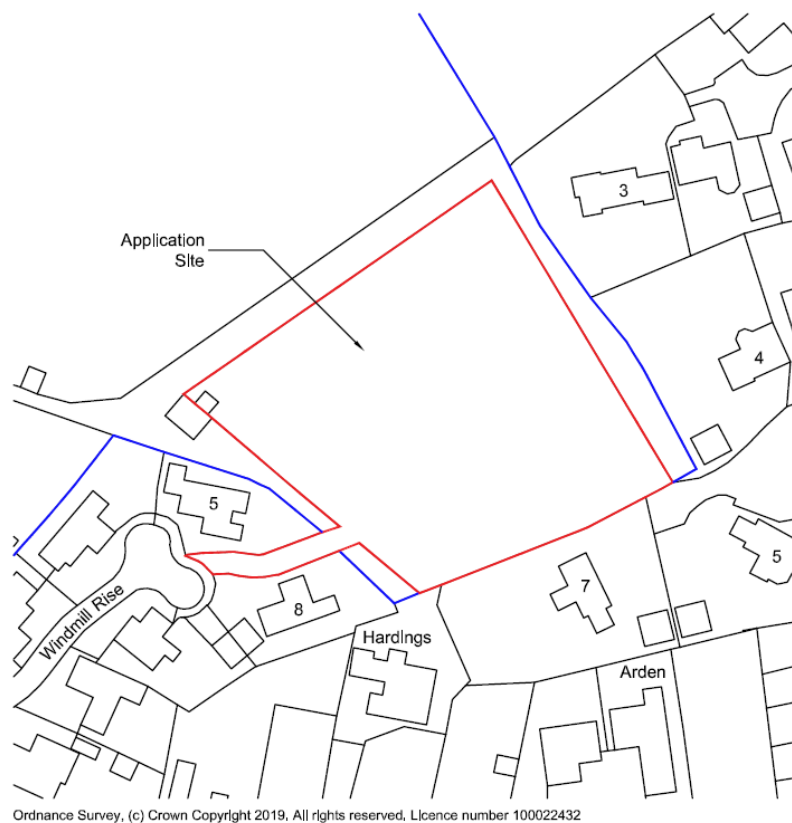
1. Site Details

1.1 Land North of Windmill Rise, Wetherden, Suffolk, IP14 3LE

2. Description of Site

2.1 The site is located to the North of Windmill Rise and sits to the north edge of the village of Wetherden. The site extends to approximately 0.44 Ha and is nestled between 3 sides of residential developments. The site currently has an existing access in the southwest corner on to Windmill Rise and comprises of uncultivated grassland. The site sits bordering residential properties to the east, west and south with agricultural land to the north.

Figure 1: Site Location Plan



3. Proposals

3.1 This application seeks outline planning permission with all matters reserved except for access for up to three dwellings on land north of Windmill Rise, Wetherden. Matters of scale, layout, appearance and landscaping are reserved, however, the application has been accompanied by an Indicative Site Plan (Figure 2 below) to demonstrate that the site is capable of accommodating the number of units proposed in an acceptable form along with any on site mitigation such as surface water attenuation measures deemed necessary at the technical details stage. The indicative layout shows the siting of modest single and one and a half storey dwellings spread generously on the application site, with boundaries appropriately landscaped. The proposals utilise an existing shared access drive on to Windmill Rise which is designed to meet the required standards. The layout demonstrates that there would be sufficient space on site for each unit to benefit from a private garage and parking area that would provide between three and four parking spaces per dwelling, and sufficient turning space for vehicles to enter and leave in a forward gear.

4. Review of Historic Land Use

1. **19th Century** – The site was open agricultural land in 1884 as seen below it was part of a wider field enclosure as shown in the first Ordnance Survey map of in the 19th Century. This does indicate that south west of the site there was a saw pit.

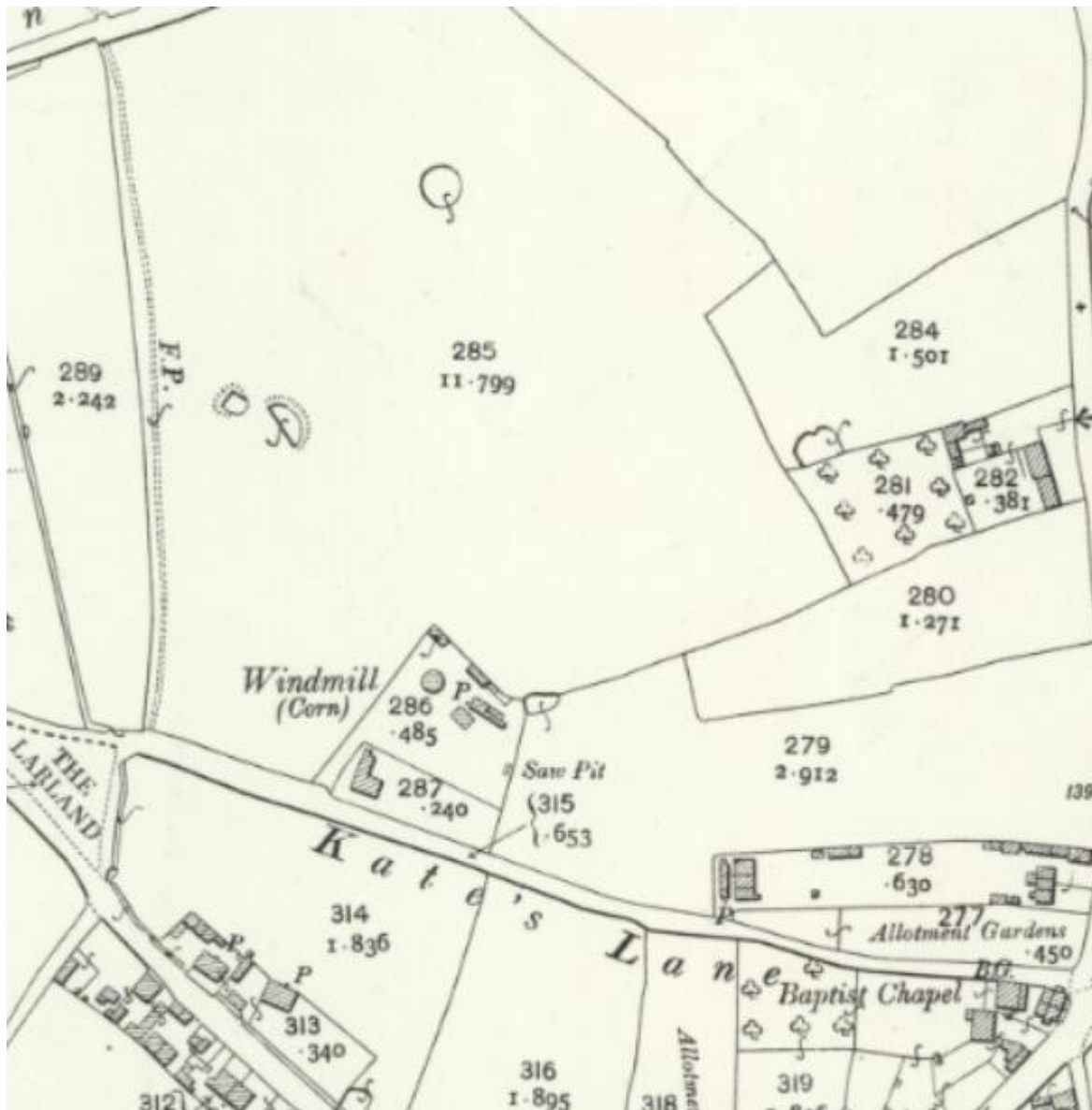
Figure 3: First Ordnance Survey Map (1884)



Source: <https://maps.nls.uk/view/114499615>

2. **1904** – The site was open agricultural land in the early 20th century as seen below it was part of the same field enclosure (285) as shown in the second edition Ordnance Survey map of the 20th Century. This does indicate that south west of the site there was a saw pit.

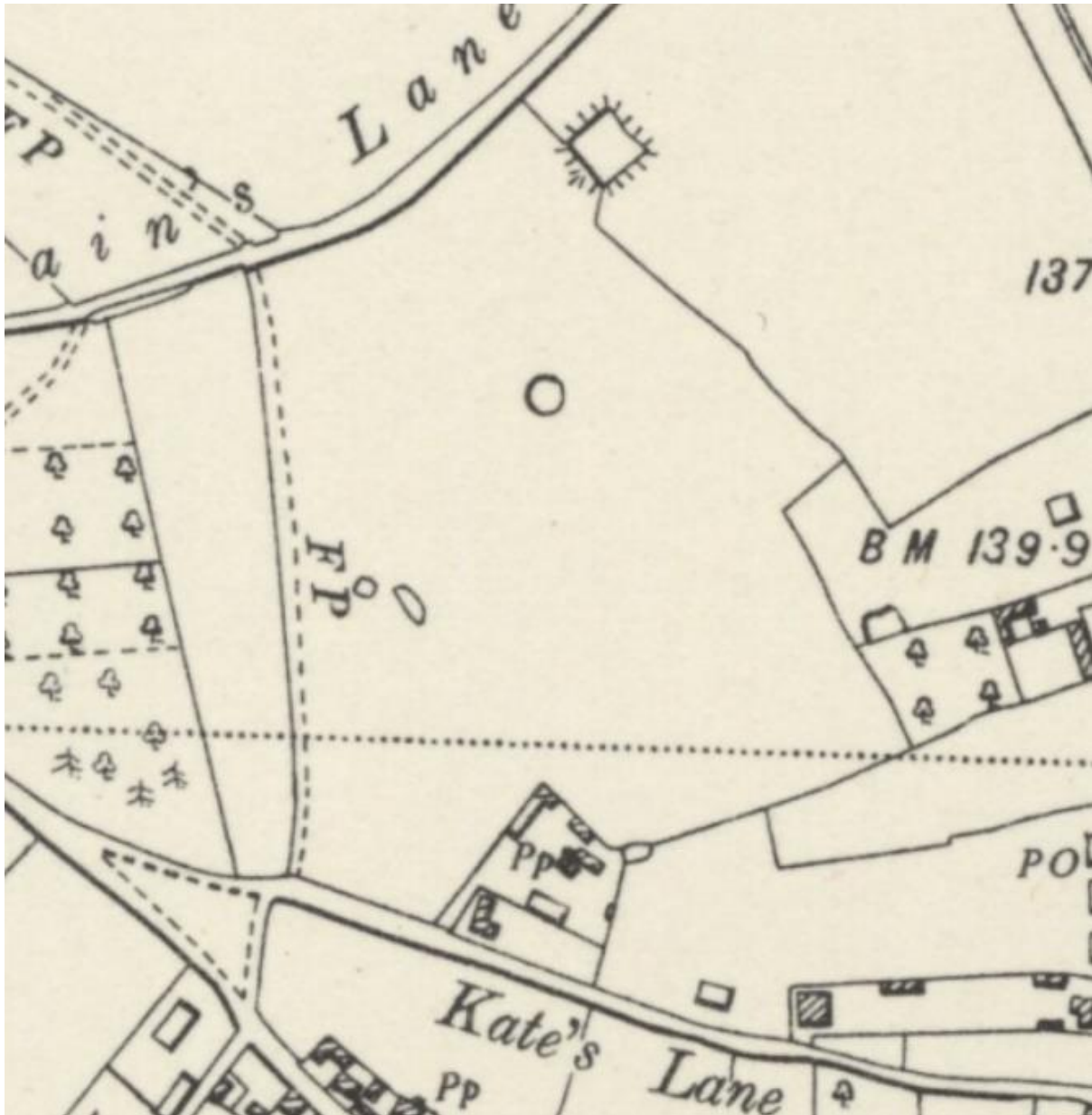
Figure 4: 2nd Ordnance Survey Map (1904)



Source: <https://maps.nls.uk/view/114499618>

3. 1950 - See ordnance survey map of 1953, application site is still part of a wider holding of agricultural land.

Figure 5: 1950 Ordnance Map



Source: <https://maps.nls.uk/view/101577368>

4. **2000** - See aerial view from 2000, the application site is still part of the wider agricultural holding and in control of our client. Residential development on windmill rise has been constructed to the south.

Figure 6: 2000 Aerial View



Source: <https://www.google.com/maps/place/Wetherden>

- 5. Present Day** - See aerial view from 2019, the application site is still part of the wider agricultural holding and in control of our client. However boundary planting which can be seen in aerial image of 2000 has created a physical boundary between the wider agricultural holding. Further residential development in this area has been constructed adjacent the application site.

Figure 7: Present Day



Source: <https://www.google.com/maps/place/Wetherden>

6. Completed Land Contamination Questionnaire

1.(a) Do you have any knowledge of or is there evidence of liquid fuel (diesel, petrol, heating oil) storage in or around the building or land to be developed? If yes, please provide details.

There is no recent history of the site being used for the storage of liquid fuel either on or immediately around the application site.

(b) Do liquid fuel lines pass through or at the edge of the land to be developed? If yes, please provide details.

We are not aware of any liquid fuel lines, either medium or high pressure mains running through or under the application site.

2. Do you have any knowledge of, or is there evidence of, the storage or disposal of solid fuel – wood, coal, ash or clinker in or around the building or land to be developed? If yes, please provide details.

The owners and agents have no knowledge of and are not aware of the site having been used for the storage and or disposal of solid fuel.

3. Do you have any knowledge of, or is there evidence of, the presence of any fuel burning unit (e.g. boiler or other heater, electricity generator, etc.) in or around the building or land to be developed? If yes, please provide details.

The owners and agents have no knowledge of and are not aware of any fuel burning equipment on the site.

4. Do you have any knowledge of, or is there evidence of, agricultural chemicals (fertilisers, pesticides etc.) being stored or mixed in or around the building or land to be developed? If yes, please provide details.

Historical agricultural/greenfield use of site. No history of such storage on application site.

5. Are there any filled sites (e.g. filled ponds, former pits, landfill sites) within 250m of the building? If yes, please provide details.

The attached Phase 1 Contam report confirms that no sites are currently within proximity of the application site.

6. Describe the sources of information you have based your answers to Questions 1-5 upon (e.g. inspection or observations on site, discussion with former land user, site search or desktop study, local knowledge, none).

Phase 1 Contamination Report – AF Howland.

Desk top review.

Land North of Windmill Rise, Wetherden, Suffolk, IP14 3LE

Discussions with landowner.

7. What activities have the building and its associated land been used for (e.g. hay storage, machinery storage, machinery maintenance)?

The application site was previously used as uncultivated grassland.