



Land Contamination Overview for small (1-2 dwellings) residential developments on existing residential land or greenfield sites. (January 2018)

What is this form and why do we need it?

The planning system requires applicants to demonstrate that sites are suitable for their proposed new end uses. Residential end uses are particularly sensitive to land contamination and as such the planning system requires all such applications be considered with additional care. This form is designed to assist the planning process in achieving this aim and to assist developers in thinking about the historic legacy of our industrial past at all stages of the design process. This form should be accompanied by an appropriate web based environmental assessment – the details of which are outlined below.

The form assists with the assessment of the current site conditions which would not be recorded on mapping (e.g. small workshops and small tanks) and the web based environmental assessment assists with the long view of the site and potential former uses of the site. The two together provide us with an adequate assessment of the site and potential contaminative risks. Failure to submit both documents will result in the Environmental Protection Team recommending that an application be refused which may result in delays to acquiring planning permission or may result in the application being refused in its entirety.

Please confirm the details below (this form is not acceptable unless both criteria are met)


I confirm that the development is for no more than 2 dwellings.


I confirm that the development is on greenfield land.

Minimum for Web Based Environmental Check to be submitted with this form.

The Environmental Report submitted with this application should include as a minimum of all the following information and not predate the application by more than 12 months.

- 250m search radius around the development site
- Historical land uses
- Landfill and Mineral sites
- Sensitive Land Uses
- Recorded Pollution Incidents


 Full site address: Land North of Wicks Lane,
Forward Green, Stowmarket
Post Code: IP14 5HL

 Development Proposal (as on 1App form):
Erection of Dwelling with Associated Works

Description of Proposed Development:

Dwellings with private garden and vehicular access. Please refer to Proposed Site Layout



 **Previous and current uses of the site (inc. list of buildings present, state of repair of current property, approximate age of buildings on site.)**

Paddock land and stable

 **Surrounding Land Uses:**

Please provide details of the uses of the sites immediately adjacent to the development site. Please also provide commentary regarding the relative height differences between the development site and adjacent sites.

North : Paddock

South : Residential

East: Residential


West: Agricultural Land

 **Fuel and Chemical storage**

There are no facilities for the storage of fuel or chemicals at the site.

Please provide details of all previous planning applications for the site including those that may have been refused or subsequently withdrawn.

Planning Reference	Application Details	Decision
DC/20/02209	Outline Planning Permission for Erection of 2 No. Dwellings	Refused

 **Previous Assessments of the site**

Previous questionnaire and environmental check provided in connection with application ref: DC/20/02209

 **Commentary on accompanying Web based Environmental check**

The accompanying environmental check suggests further action may be required, however limited factors within 100m of the site are identified. Furthermore, the land represents a greenfield site.

 **Other details:**

None

 **Contact Details:**

Our Environmental Protection Team may wish to visit the site as part of the planning process prior to making their recommendation to the Development Management Team. Please provide contact details for the best person to arrange such visits.


Name: J

Telephone

e-mail:

Agent

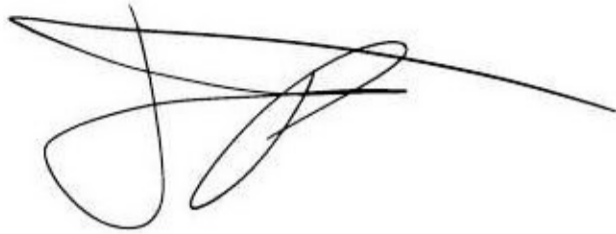
 **Declaration:**

By signing below you are declaring that to the best of your knowledge, information and belief the information you have been given is correct. I confirm that I have answered all sections marked with 

I confirm that this form is for a residential development of 1-2 dwellings on greenfield/garden site

I confirm that I have submitted the required web based environmental check alongside this form

Signed :



Name (PRINT): James Platt

Date : 01/03/2021

Address: 11 Charing Cross, Norwich, Norfolk, NR2 4AX

INFORMATIVE

All sections of this form need to be completed *prior* to submission alongside the planning application.

This form is only appropriate for 1-2 dwellings on either previous undeveloped land or garden plots. This form should not be used for developments larger than 2 dwellings or for where sites have a former industrial use- for larger developments or previously industrial sites we require a Phase I investigation to be submitted that has been undertaken in accordance with BS10175 and CLR11.

This form, and associated Web based Environmental Search, should be submitted to the Development Management Team directly. Under no circumstances should this be sent directly to the Environmental Protection Team.

If this form is used for larger developments, then this may result in the application being recommended for refusal until the correct information is submitted.

INTERNAL USE ONLY:

Please check the following before validating the application and consulting the Environmental Protection Team

The application is for no more than two dwellings on a Greenfield/Garden site.

The form has been completed in its entirety

The applicant has submitted an appropriate web based environmental check and is dated within 12 months

The declaration has been signed and dated in the past 12 months

Report date:	10 March 2020
Customer ref:	Wicks Lane_EPO2
Property address:	Far End Cottage, Wicks Lane, Forward Green, IP145HL
Report Commissioned by:	Anglia Design LLP
On behalf of:	N/A
Purpose of report:	Providing an investment valuation of the property
Freehold or Leasehold:	Freehold
Redevelopment Yes or No:	Yes - It is understood that there are redevelopment plans for the site in the form of Redevelopment of greenfield site, from Residential to Residential.

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

Property Assessment

FURTHER ACTION

In view of the development proposals in the form of Redevelopment of greenfield site from Residential to Residential, it is likely that the local planning authority will require a risk based assessment as to the ground conditions with conclusions as to whether any remedial measures are necessary.

Property Value

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

Contaminated Land

The property may also constitute "contaminated land" as defined by Part 2A of the Environmental Protection Act 1990.

Environmental Factors for consideration

In this case no environmental factors have been identified

Recommended Next Steps

It is understood that the site is to be developed as Residential. It is important that the Additional Factors are considered in the context of this report. It is also recommended that a detailed Phase 1 risk assessment is carried out for planning purposes.

If you require the Additional Factors to be investigated, you may wish to discuss this with Argyll Environmental Limited (Argyll).

Argyll can provide further advice regarding any issues disclosed by this report. If you require Argyll to assist, they can provide more detailed advice starting from £150 plus VAT. This will depend upon the size and complexity of the site and the level of assessment required (i.e desktop report, regulatory enquiries, site inspection). Please contact us on 0845 458 5250 or send an email to orders@argyllenviro.com clearly stating the reference number of the report.

If the issues outlined above are adequately addressed by the environmental surveyors, solicitors and/or other property professionals retained in this matter, there may be no impairment to the value of the property or any risk that the property would be designated as "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990. The documentation should rest with the deeds and be made available for future transactions.

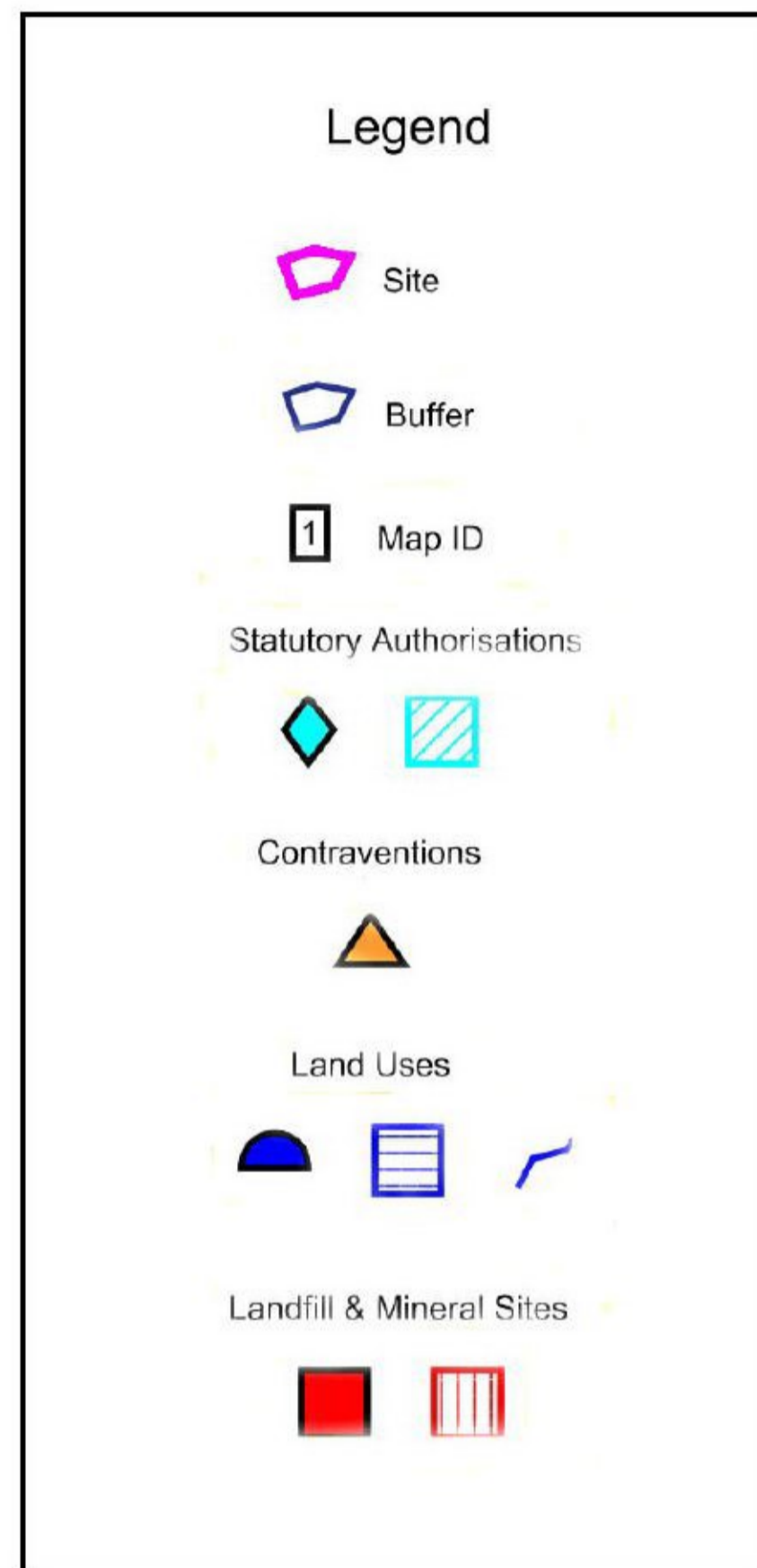
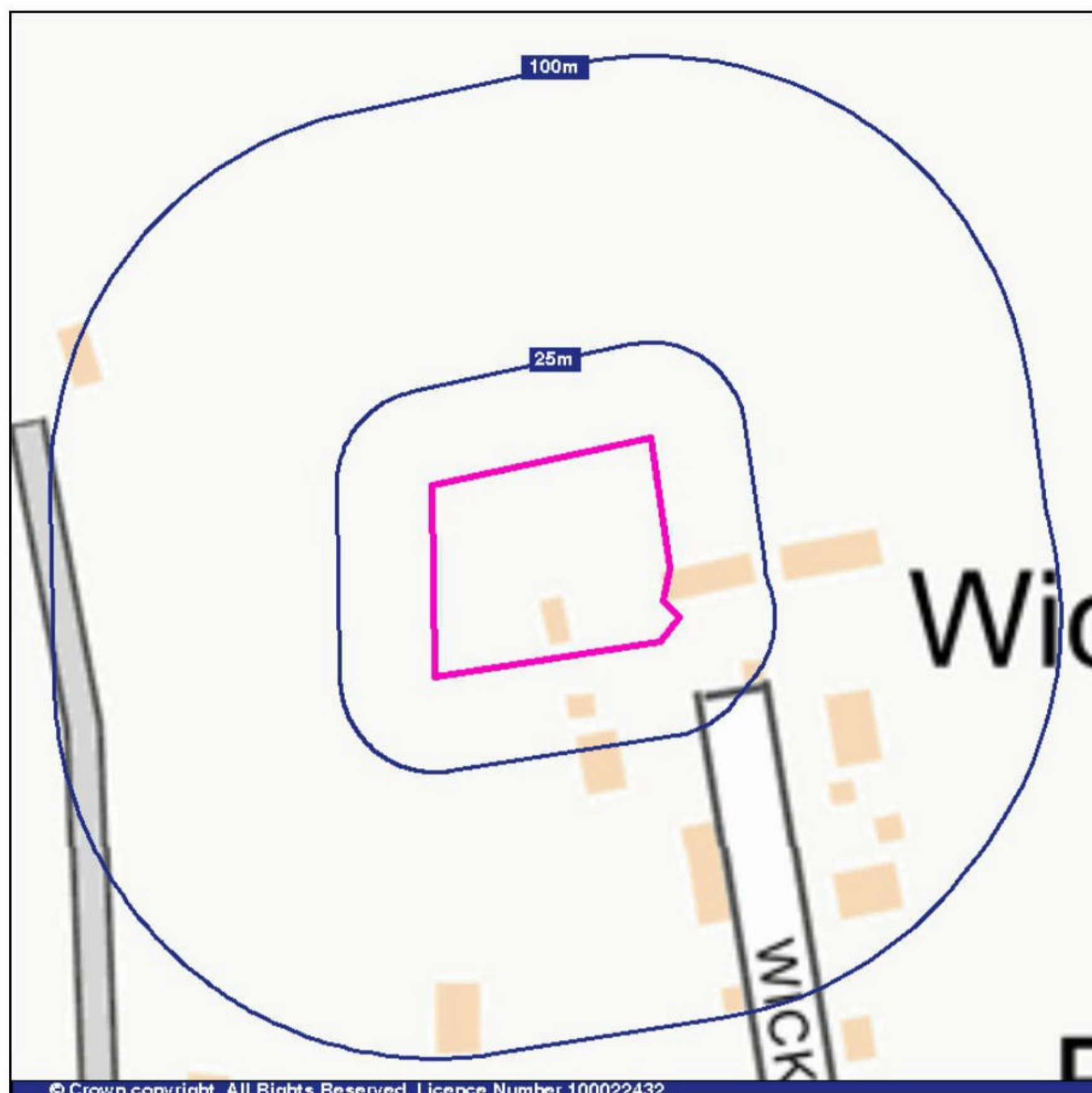
Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

Approved by:

Argyll Environmental Ltd



Site Address: Far End Cottage, Wicks Lane, Forward Green, IP145HL



Site Boundary: Total Area
 0.31 Ha

Prepared For
 Anglia Design LLP
 11 Charing Cross
 Norwich
 Norfolk
 NR2 4AX

Client Ref
 Wicks Lane_EPO2

Purchase Order No.
 TL1

Client Name
 N/A

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
No features identified within this category	N/A			
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Suffolk County Council, - Has supplied landfill data	N/A	-		
Mid Suffolk District Council, - Has supplied landfill data	N/A	-		
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Radon Potential				
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A	✓		
Radon Protection Measures				
None	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Area				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Additional Factors for Consideration

- (I) The property forms part of a development project where it is proposed that it is used for Residential. Are there any planning preconditions and have they been complied with? This report should be considered as a precursor to a thorough investigation of the site for planning control purposes. It should be noted that this report is insufficient for the purposes of obtaining planning permission.
- (II) The Department of Communities and Local Government have published Planning Policy Statement (PPS) 23: Planning and Pollution Control where "Local planning authorities should pay particular attention to development proposals for sites where there is a reason to suspect contamination, such as the existence of formal industrial uses, or other indications of potential contamination, and to those for particularly sensitive use such as a day nursery or housing likely to be used by families with children". As a result contamination factors may be considered a material planning consideration.
- (III) For reference, the local planning authorities would require such a report to be set in the context of DEFRA and the Environment Agency CLR11: Model procedures for the management of Land Contamination dated Sept 2004 and Environment Agency Guidance on Requirements for Land Contamination Reports dated July 2005.
- (IV) Do any environmental reports exist for the site? Have these been prepared by appropriately qualified, competent and insured consultants? Do they address the issues raised in this preliminary appraisal? Can you rely upon them? Is the consultant prepared to assign the benefit of these? If so, it is important to ensure that those parties offering the warranties are of sufficient financial standing backed by appropriate insurance cover.
- (V) This report should be presented to the lender as appropriate. Any subsequent documentation should also be made available to the lender.

Useful Contact Information

British Geological Survey Enquiry Service
British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG
Telephone 0115 936 3143, Fax 0115 936 3276
enquiries@bgs.ac.uk
www.bgs.ac.uk

Mid Suffolk District Council Environmental Health Department
Council Offices, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL
Telephone 01473 826622
customer.services@baberghmidsuffolk.gov.uk
www.midsuffolk.gov.uk

Suffolk County Council
St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ
Telephone 01473 583000, Fax 01473 230240
www.suffolkcc.gov.uk

Argyll Environmental Ltd
1st Floor, 98-99 Queens Road, Brighton, BN1 3XF
Telephone 0845 458 5250, Fax 0845 458 5260
info@argyllenviro.com
www.argyllenvironmental.com

Landmark Information Group Limited
Imperium, Imperial Way, Reading, Berkshire, RG2 0TD
Telephone 0844 844 9960, Fax 0844 844 9951
customerservice@promap.co.uk
www.landmarkinfo.co.uk



Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for Far End Cottage, Wicks Lane, Forward Green, IP145HL. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

Key policy Benefits:

- Coverage for sudden and gradual pollution
- Coverage for on-site and off-site first party cleanup
- Automatic coverage for biodiversity damage
- Damage to third party property, including diminution in value
- Policy periods up to 5 years coverage
- Limit of indemnity up to £5m
- Self Insured Retentions from £2,500 per loss
- Proactive claims support to minimise losses and their financial and reputational impacts on the business
- Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

Insurance Quotations

The Enviroscreen report has highlighted potential issues with the site at:
[Far End Cottage, Wicks Lane, Forward Green, IP145HL](#)

These potential issues would need to be assessed by an environmental specialist before an indicative insurance quote is given.

Please telephone 020 7734 3346 to receive advice on insurance from an environmental specialist.

For further information please go to www.arlingtoninsuranceservices.com/environmental.

This insurance is offered by



ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

Authorised and regulated by the Financial Services Authority

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>