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Sensitive Development: Contamination Questionnaire

This questionnaire forms an appropriate contamination assessment as required by Question 15 (or 14) of the 1APP form for all applications that involve creation of a particularly vulnerable use that would be sensitive to land contamination.

Examples of vulnerable end uses and potentially contaminating land uses are contained in Appendix One. Residential developments should only complete this questionnaire if one of more new residential units will be created.

If any part of the development site is known or suspected to be contaminated, a full phase one preliminary risk assessment is likely to be required. The information you provide in this questionnaire will help us make an informed decision as to whether a more formal assessment of land contamination is necessary.

In order to assess whether a proposed development is suitable, the applicant must satisfy the Local Planning Authority that there is no unacceptable risk from contamination. This questionnaire seeks information about the proposed development and the previous uses of the site and will help us assess whether contaminated land is an issue. It is therefore essential that you answer the questions accurately and thoroughly. Failure to provide the required information will result in the questionnaire being rejected and may delay your planning application decision.

This questionnaire is available on the contaminated land pages of the councils' web sites. For more information contact the Environmental Protection Team on:

South Oxfordshire	01491 823203	www.southoxon.gov.uk
Vale of the White Horse	01235 520202	www.whitehorsedc.gov.uk
Cherwell	01295 252535	www.cherwell-dc.gov.uk
Oxford City Council	01865 249811	www.oxford.gov.uk

Obtaining Historical and Environmental Site Data

Historical mapping from 1843 to the present day is required to complete the questionnaire. This information might be available from the library free of charge and can be purchased from commercial search companies such as, but not limited to, Landmark and Groundsure. Historical mapping can be viewed for free and copies of mapping purchased at <http://www.old-maps.co.uk/index.html>.

Landfill and pollution incident data can be obtained from the Environment Agency website, free of charge on the following link:

<http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>

Sensitive Development: Contamination Questionnaire

Please complete in BLOCK LETTERS for written submissions.

1. Development Details

i) Site Name	Land to the rear of no's 10-28 Marshall Road, Cowley
Site Address	
Post Code	OX4 2NR
Planning Reference (if known) Eg. 10/99999/FUL or P10/E1111	20/00821/FUL

(tick all that apply)	Residential	Agricultural	Commercial	Industrial	Other (specify)
ii) What is the proposed site use?	x				
iii) What is the existing site use?			x	x	
iv) What has the site previously been used for in the past 150 years?		x	x	x	
v) What is the current use of adjacent land?	x				
vi) What has the adjacent land been used for in the past 150 years?	x	x			

2. Site History, Land and Building Use

i) If the use of the site has changed, please give date of any known change(s)		
From	To	Land Use
		SEE PLANNING HISTORY SECTION WITHIN PLANNING STATEMENT

ii) List existing buildings and describe how they are currently and have previously been used.	Warehouse used for manufacture of fishing equipment (and prior to this for car storage)
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iii) Have any fuels or chemicals ever been stored on the site? (Please tick)	Yes	x
	No	
iv) Have there been any fuel/chemical spills or leaks on the site? (Please tick)	Yes	
	No	x

If your answer to either of the above questions is 'Yes' please state the type of fuel/ chemical stored, location and details of any spillages including the quantity, location and any action taken to clear the spill if this information is known.

Please refer to Stantec Report 232634741_1_1 Date: 30-Jan-2020

v) Have there been any waste disposal activities (including the burning of waste) carried out on site? (Please tick)	Yes	
	No	x
vi) Have there been any waste disposal activities carried out within 250 metres of the site? (Please tick)	Yes	
	No	x

If the answer is 'Yes' please detail the areas where waste is or has been stored and the type of waste/ quantity present if this information is known.

For information on landfill sites please refer to the Environment Agency website.

vii) Have there been any pollution incidents, either reported or unreported, on or adjacent to the site? (Please tick)	Reported		Unreported	
	Yes	No	Yes	No
Details of reported pollution incidents are available from the Environment Agency's website.		x		x

If the answer is 'Yes' please detail the areas where the pollution incident occurred and give information on the type of pollution, quantity and date of occurrence if this information is known.

3. Signs of Land Contamination

Please detail any signs of ground contamination and any evidence of past industrial use. For example ground staining, discoloration, chemical odours, unnatural ground conditions, industrial structures, oil storage.

Please also indicate the distance of any surrounding industrial use including fuel tanks, from the boundary of the development site.

4. Importing Top Soil

Do you intend to import any soil or soil forming materials onto the site for use in garden areas, soft landscaping or for filling or level raising? (Please tick)	Yes	X
	No	

Note: If the above answer is yes, independent chemical analysis of the soils will be required and the following information needs to be provided to the Local Planning Authority to confirm the soils are suitably free from chemical contamination:

- The source of the soil
- The proposed sampling frequency (minimum of three samples for each source of material are required)
- The proposed analytical suite of contaminants including heavy metals, total petroleum hydrocarbons (TPH), speciated polyaromatic hydrocarbons (PAH's) and other contaminants deemed necessary
- The assessment criteria against which analytical results will be compared to assess the suitability for use.

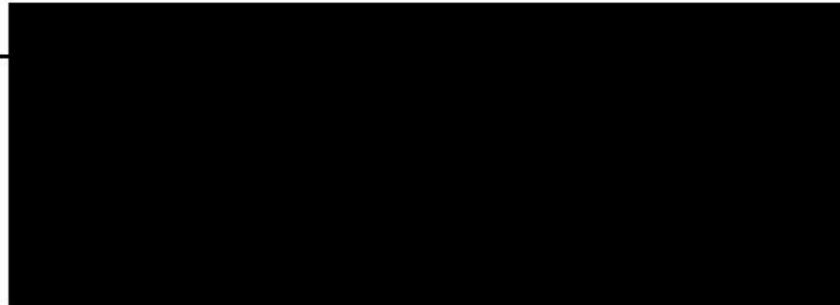
5. Previous Land Contamination Reports

If you are in possession of or have access to any previous land contamination reports relating to the site, please provide this information in support of the application, along with an interpretation of the risks to the proposed development.		
Report(s) and interpretation enclosed? (Please tick)	Yes	X
	No	
Please provide a brief description of enclosed reports 232634741_1_1 Date: 30-Jan-2020		

6. Declaration

Based on your knowledge of the development site and the information you have provided in this questionnaire, please state whether land contamination is suspected, may be present or may be a risk to all or part of the proposed development? (Please tick)		
Land contamination is suspected, may be present or may be a risk to the proposed development		X
Land contamination is not suspected and there is no information to suggest that land contamination may be present or may pose a risk to the development		

Please sign below to confirm that all the information given on this questionnaire is correct to the best of your knowledge.

Name	Simon Sharp on behalf of Drennan International Ltd
Date	22-02-2021
Sign	

Appendix One – Examples of Vulnerable End Uses and Potentially Contaminating Land Uses

A. This is a list of vulnerable end uses that are particularly sensitive to land contamination. If you are in any doubt about the vulnerability of a proposed use please speak to the council's Contaminated Land Officer:

- All residential developments (houses, flats, nursing homes)
- Allotments
- Schools
- Nurseries and crèches
- Children's playing areas and playing fields
- Mixed use developments including any of the above uses

B. This is a list of potentially contaminating land uses, which is derived from Annex Two of Planning Policy Statement 23: Planning and Pollution Control (2004). Further details are available in the Department of the Environment Industry Profiles, which are available to download free of charge from the Environment Agency website.

- Smelters, foundries, steel works, metal processing & finishing works
- Coal & mineral mining & processing, both deep mines and opencast
- Heavy engineering & engineering works, e.g. car manufacture, shipbuilding
- Military/defence related activities
- Electrical & electronic equipment manufacture & repair
- Gasworks, coal carbonisation plants, power stations
- Oil refineries, petroleum storage & distribution sites
- Manufacture & use of asbestos, cement, lime & gypsum
- Manufacture of organic & inorganic chemicals, including pesticides, acids/alkalis, pharmaceuticals, solvents, paints, detergents and cosmetics
- Rubber industry, including tyre manufacture
- Munitions & explosives production, testing & storage sites
- Glass making & ceramics manufacture
- Textile industry, including tanning & dyestuffs
- Paper & pulp manufacture, printing works & photographic processing
- Timber treatment
- Food processing industry & catering establishments
- Railway depots, dockyards (including filled dock basins), garages, road haulage depots,
- airports
- Landfill, storage & incineration of waste
- Sewage works, farms, stables & kennels
- Abattoirs, animal waste processing & burial of diseased livestock
- Scrap yards
- Dry cleaning premises
- All types of laboratories

Other uses and types of land that might be contaminated include:

- Radioactive substances used in industrial activities not mentioned above e.g. gas mantle
- production, luminising works
- Burial sites & graveyards
- Agriculture excessive use or spills of pesticides, herbicides, fungicides, fuel, sewage sludge &
- farm/ other waste disposal. Agricultural/ other vehicle maintenance.
- Motor vehicle maintenance
- Fuel storage including domestic heating oil tanks
- Naturally occurring radioactivity, including radon
- Naturally occurring elevated concentrations of metals and other substances
- Methane & carbon dioxide production & emissions in coal mining areas, wetlands, peat moors or former wetlands