

Land Contamination Questionnaire

For small (1 or 2 dwelling) housing developments on existing residential or greenfield sites.

Site Address: Rathkeltair Lodge, Barton Hill, Fornham St Martin, IP31 1SN	Proposal: Demolition of existing dwelling and erection of a replacement dwelling together with a domestic outbuilding.
--	--

Q1. Please give a brief description of the current state of the site and a description of any existing buildings and their current and former uses.

Site is currently occupied by an existing residential house. The house is of 20th Century construction. The land surrounding the house is garden land.

Q2. Please give a brief description of the proposed layout of the site, including any hard landscaping and garden areas planned for the development (Please provide a plan of the location of these areas)

It is proposed that the new property occupies the same position of the existing house. The outbuilding will be constructed to the east of the site which is currently garden land.

Q3. Please describe the type of land usage currently surrounding your site.

North: Gardens and agricultural field beyond

East: B1106 Road, pony paddock and Bury St Edmunds town beyond

West: Neighbouring residential properties.

South: Barton Hill Road and residential properties beyond.

Q4. Has any of the above surrounding land uses affected the application site?

YES

NO

If YES then please provide further information

Q5. Please provide an independent Environmental Search report for the site. These can be obtained online from several environmental search report companies and should cost no more than £50. Please also provide your own comments about previous land use and previous surrounding land use of the application site

There are no previous uses which have been identified which would cause concern regarding contamination. The attached Envirosearch report has highlighted that the application site falls within the influence area of a Railway Cutting. This has been dealt with on several occasions and declared not to be a risk to human health. Planning application DC/17/0085/FUL, which was for two properties on the land neighbouring the application site to the east, provided a contamination assessment which concluded that the risk to human health is low. Further investigation also confirmed that there was no evidence of contamination and no remedial measure were required.

The infilled railway cutting was investigated by St Edmundsbury Borough Council in 2006 which included the construction of boreholes to profile the infill and the installation and monitoring of gas/groundwater wells concluding that there was a negligible risk from landfill gas.

We request that a condition is attached to any consent which requires further investigation in the event of unidentified contamination being found. The Railway Cutting contamination has been thoroughly dealt with and is in a long established, densely populated residential area. Please see the planning statement for further information.

Q6. Are there any fuel storage facilities on the site including underground and above ground petrol, diesel or domestic heating oil tanks?

YES NO

If YES then please provide further information, including condition and history of leaks

Domestic heating oil tank to the north east of the existing property. The applicant has confirmed that this is in good condition with no history of leaks.

Q7. Are there any known infilled pits, wells or ponds on the site?

YES NO

If YES then please provide further information

Q8. Is there any staining, smells or other evidence of spillages or contamination on the site?


YES NO

If YES then please provide further information

Before signing below, please make sure you have attached the following:

- A plan of the proposed layout including garden and hard landscape areas
- An Environmental Search Report

By signing below you are declaring that to the best of your knowledge, information and belief the information you have been given is correct.

Completed by (Print name): S. Stonehouse	Address: Evolution Town Planning Ltd Opus House Elm Farm Park Thurston Bury St Edmunds Suffolk IP31 3SH
Completed by (Signed): 	Email: sam@evolution-planning.co.uk
Date: 26/10/2021	Telephone No: 01359233663