

Contamination: Vulnerable Use Assessment

Proposed Barn Conversion

The Old Bell, 2 Whittington Hill, Whittington, Norfolk, PE33 9TE

Mr & Mrs S Snellin

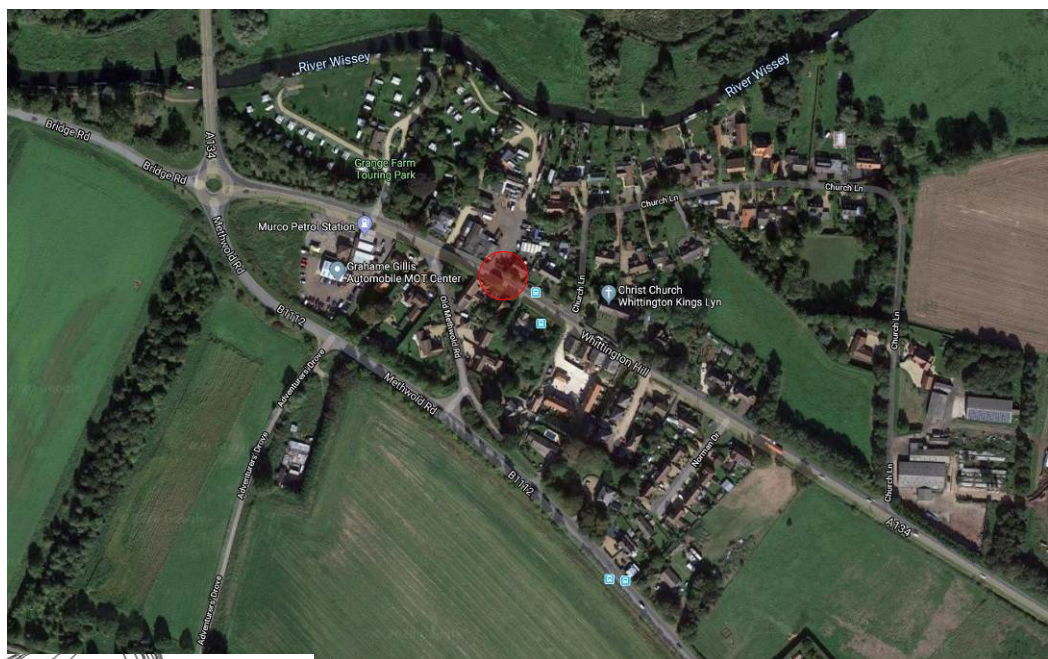
Introduction:

This statement has been prepared on behalf of Mr & Mrs S Snellin in support of a full planning application for a barn conversion and associated parking/access to a site The Old Bell, 2 Whittington Hill, Whittington, Norfolk, PE33 9TE

Site Assessment:

The site proposed for development is situated along the Southern side of Whittington Hill within the settlement of Whittington.

The site is identified within the redline and is located within the settlement of Whittington. The application has been submitted for the proposed conversion of an existing barn located within the grounds of an existing dwelling to a separate dwelling. The barn is currently used in association with the existing dwelling as a domestic workshop/store.



Given the residential nature of the proposed development and its vulnerability to contamination this brief desk-top assessment accompanies an outline application for the conversion of an existing barn to a dwelling and associated works.

Historic Land Use:



Tithe maps of Norfolk, circa 1840 extract with proposed site position outlined in red – *courtesy NCC historic map explorer*



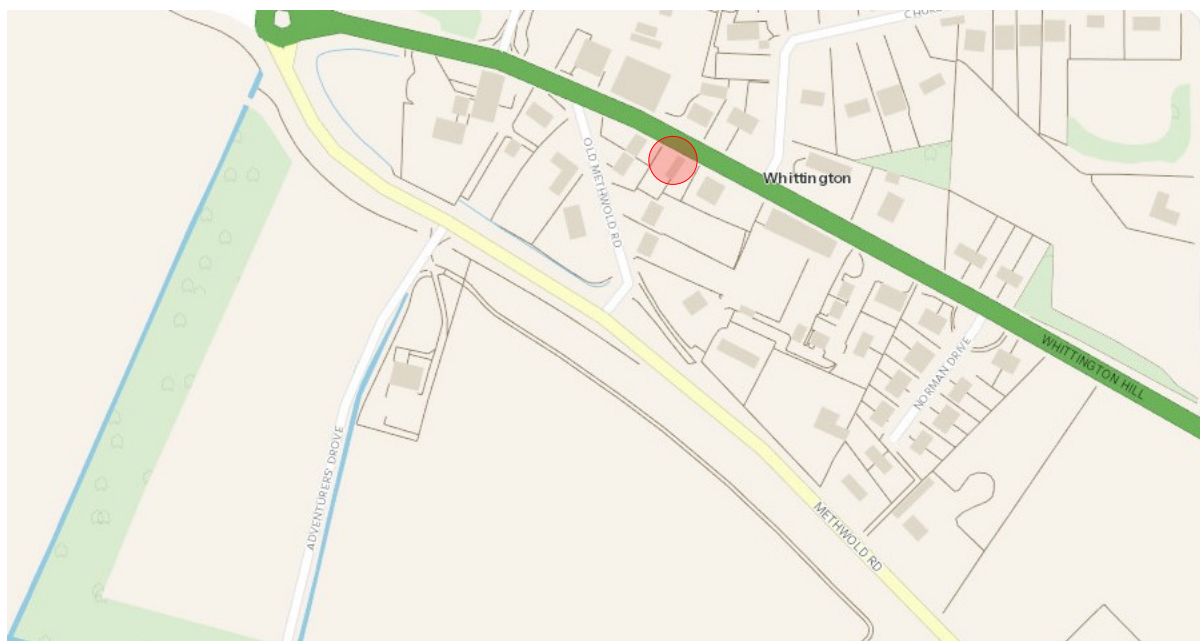
1st Edition OS map c.1879 – 1886 extract with proposed site position outlined in red – *courtesy NCC historic map explorer*



1946 aerial photograph extract with proposed site position outlined in red – *courtesy NCC historic map explorer*



1988 aerial photograph extract with proposed site position outlined in red – *courtesy NCC historic map explorer*



2014 OS Map extract with proposed site position outlined in red – *courtesy NCC historic map explore*

Historic Land Use Conclusion:

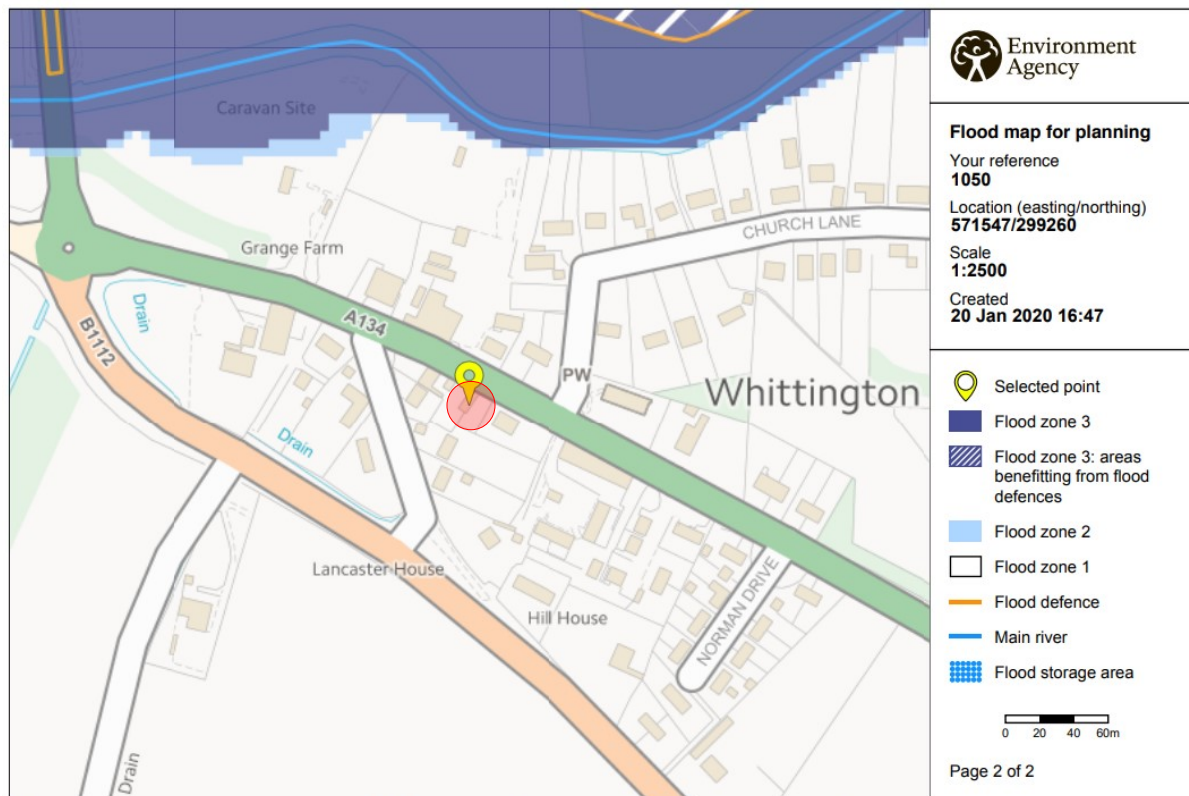
The earliest resource shown above, Tithe maps of Norfolk, circa 1840 extract denotes the site and some surrounding buildings/structures, however the barn is not evident. The 1st Edition OS map c.1879 – 1886 extract now denotes the barn on the proposed site. The later aerial photos (1946 aerial photograph extract and 1988 aerial photograph extract) indicates some localised development on and around the site as it stands today. The 2014 OS Map extract displays the site as it stands today.

Quarry Works & Landfill:

Historic/Environment Agency maps have now been revoked from public use and the presence of any filled quarry workings or landfill sites within 250m radius of the proposed site is unavailable to be assessed.

Flood Risk:

The resource adjacent, extracted from the Environment Agency's website, demonstrates the site as a whole is shown located within 'Category Risk Zone 1 – little or no risk' (<0.1%):



© Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.

To confirm, the development site is not within a flood zone, is less than 1 hectare and is not affected by other sources of flooding so a flood risk assessment is not required.

Existing Buildings on Site:



There is a single 'habitable' two storey dwelling (no. 2) currently on the proposed development site. This structure is located on the western end of the site (depicted in the image adjacent):

Fuel Storage on the Property:

Firewood and landscaping debris are stored on site. The single 'habitable' structure currently has oil storage on site (located towards the western end of the site).



Waste Storage on the Property:

A compost bin is used on site.



Services:

Water

The existing property is served by an underground mains water supply.

Gas

The existing property is not served by an underground mains gas supply.

Electricity

The existing property is served by an overhead mains electricity supply.

Foul Water

The existing property is served by an underground septic tank or similar on-site disposal facility, mains foul water drainage is unavailable.

Surface Water

The existing property roofs and surface water are dealt with by way of an on-site storage system.

BT

The existing property is served by an overhead BT telecommunications supply



General Conclusion:

This report has considered the physical and historical evidence of the potential for contamination on the proposed site. It is apparent there is little general potential for contamination and therefore it is felt that the development could proceed with normal consideration. However, should any other contamination be discovered during the works, appropriate action and consideration should be given.

11 March 2022