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 or existing garden ☑

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:
BEDFIELD HOUSE
EARL SOHAM RD, BEDFIELD
Post Code:
IP13 7EF

Development Proposal (as on 1App form):
CONVERT STABLES TO DWELLING

Description of Proposed Development:

Please provide an overview of the development including arrangements for gardens and outside areas. Please provide details of landscaping to the site including approximate proportions of soft landscaping, hard landscaping (e.g. patio and driveways) and areas designated for growing food for personal consumption

A site layout can be found in document : SEE SUBMITTED DRAWINGS

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

BARN/STABLES USED FOR DOMESTIC STORAGE.

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 : RESIDENTIAL

South : AGRICULTURAL

East: "

West: "

Fuel and Chemical storage

Are there any fuel or chemical storage facilities on the site (including underground and above ground petrol, diesel or domestic heating oil tanks?) If so please provide details including map of location. . If none, then please confirm by ticking the box below:.

I confirm that there are no facilities for the storage of fuel or chemicals at the site ☑

Previous (post-1990) Planning History for 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

Previous Assessments of the site

Please provide details of any previous land contamination assessments that may have been undertaken at the site. If such reports exist, then could these be appended to this form. If none, please state **NONE**.

NONE

Commentary on accompanying Web based Environmental check

Please provide your own synopsis of the findings of the web based environmental check that accompanies this form.

SEE PLANNING STATEMENT.

Other details:

Please use this space to include any other information that you feel is relevant to assist with the assessment of risk at the development site. If none, then please state NONE.

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 : PHIL CORBOLD

Telephone Number: 01394 275431

Mobile Number:

e-mail:

~~Applicant~~/Agent (delete as applicable)

info@philcobboldplanning.co.uk

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 : PHIL CORBOULD

Name (PRINT): PHIL CORBOULD.

Date : 14/7/2022

Address: AS APPLICATION FORM

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 ☐