

# **LAND CONTAMINATION ASSESSMENT**

**LAND ADJOINING  
BOURNE VILLA  
BAKERS END  
WARESIDE  
HERTS SG12 7SH**

For

**PLANNING APPLICATION**

for

**THE DEMOLITION OF EXISTING LIGHT INDUSTRIAL B2 USE  
BUILDINGS AND THE ERECTION OF A NEW SINGLE STOREY  
THREE BEDROOM DWELLING**

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## **Introduction**

This assessment is in pursuance of Planning and Policy Statement 23, which requires that the land proposed for residential development should be free of land contamination to allow a safe development. This guidance is contained in PPS 23 to identify potential sources of contamination from previous uses of the site, which may affect sensitive uses. The principle behind the statement is to identify a source of contamination and a link to a human recipient, which may result in significant harm. The level of contamination will be that there is an unacceptable risk to human health, and a significant possibility of this arising. These matters are determined within Part IIA of the Environmental Protection Act 1990.

## **Background information**

The application site abuts the Bourne Villa which was originally a part of Bakers End Nursery but is now owned by the owner/occupier of Bourne Villa.

Bourne Villa, which is outlined in blue on the submitted site plan along with the application site, outlined in red, being 0.08 hectares, was once the residential unit serving the Nursery Site. The area outlined in blue became separated from the Nursery Site in the 1960's, and a part of what is the application site became an area used for storage and workshop within the existing buildings for the operation of a steel working business. A Certificate of Lawfulness (3/94/0413/CL) was issued in November 1995 confirming industrial use within Class B2 and for the storage and repair of agricultural machinery.

The workshop is of brick construction with a footprint of approximately 45 sq m plus an open sided lean-to of 30 sq m and a garage building of 18 sq.m. to the north, all within the curtilage of the industrial unit.

The brick workshop is currently being refurbished and the lean-to structure is to be replaced

The area of land to which the Certificate relates, together with the access and associated turning area, is 600sq m, although prior to the applicant acquiring the site it was evident that the authorised light industrial activity extended beyond the land covered by the Certificate.

## **DESK TOP ASSESSMENT**

### **Historic Land Use**

The historic land use has been covered in the Envirocheck Report, that has confirmed that there is no history that identifies the site to have any risk of contamination.

## **WALKOVER ASSESSMENT**

### **Fuel and chemical Storage**

There is no evidence that any fuel or chemicals have been stored on the site.

### **Waste Storage**

There is no evidence of empty drums or old machinery parts or areas used for incineration or filled pits or ponds.

### **Services**

Water supply is a mains supply underground.

The electricity is supplied overhead and drainage is to a septic tank. Although there is no evidence of any pollution being created from the septic tank this will be addressed as a part of the proposed development and a bio-disc treatment plant will be incorporated to ensure that future effluent is treated correctly.

## **Asbestos**

There is no asbestos on the site.

## **Filled Ground**

The Groundsure Report confirms that there are no filled sites within the vicinity of the site.

## **Conclusion**

The application site has no evidence of previous contamination or records of contamination issues.