



Contaminated Land Questionnaire

This questionnaire is to be used for all planning applications that involve creation of a use that would be particularly vulnerable to land contamination, such as new residential units. The information requested in this questionnaire is considered to be an appropriate contamination assessment and sufficient to comply with Question 15 of the 1APP form.

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

If any part of the development site is known or suspected to be contaminated, a contaminated land desk study and preliminary risk assessment consultant's report 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:

Vale of the White Horse: 01235 422403
South Oxfordshire District Council: 01235 422403
Oxford City Council: 01865 249811

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 enquiries_THM@environment-agency.gov.uk 03708 506506

Contaminated Land Questionnaire

Please complete ALL SECTIONS.

1. Development Details

i) Site Name	Oxbox, Oxford Biomedica
Site Address	7000 Alex Issigonis Way Oxford OX4 2ZY
Post Code	
Planning Reference (if known) Eg. 10/99999/FUL or P10/E1111	23/02704/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		
iv) What has the site previously been used for in the past 150 years?			X	X	
v) What is the current use of adjacent land?	X		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
pre 1978	pre 1899	Oxford Military College
pre 1921	1994	Motor Works
1995	2018	Royal Mail Sorting Depot
2019	present day	Oxbox, Oxford Biomedica - storage, office and reserach and development

ii) List existing buildings and describe how they are currently and have previously been used. Please provide photographs of site buildings.	Two storey Oxbox Building - originally used as a Royal Mail Sorting Depot. Now in use by Oxford Biomedica for office, storage and reserach and development uses.
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iii) Have any fuels or chemicals ever been stored on the site? (Please tick)	Yes	✓
	No	
iv) Have there been any fuel/chemical spills or leaks on the site? (Please tick)	Yes	
	No	✓

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.

Historic records of a refuelling area on the site when used as a motor works.

v) Have there been any waste disposal activities (including the burning of waste) carried out on site? (Please tick)	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
vi) Have there been any waste disposal activities carried out within 250 metres of the site? (Please tick)	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>

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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Details of reported pollution incidents are available from the Environment Agency's website.

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.

No signs of ground contamination on site.

4. 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	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please provide a brief description of enclosed reports
Phase I Environmental Assessment which accompanied planning application ref:
16/00177/FUL (Approved 20/03/2017)

5. Declaration

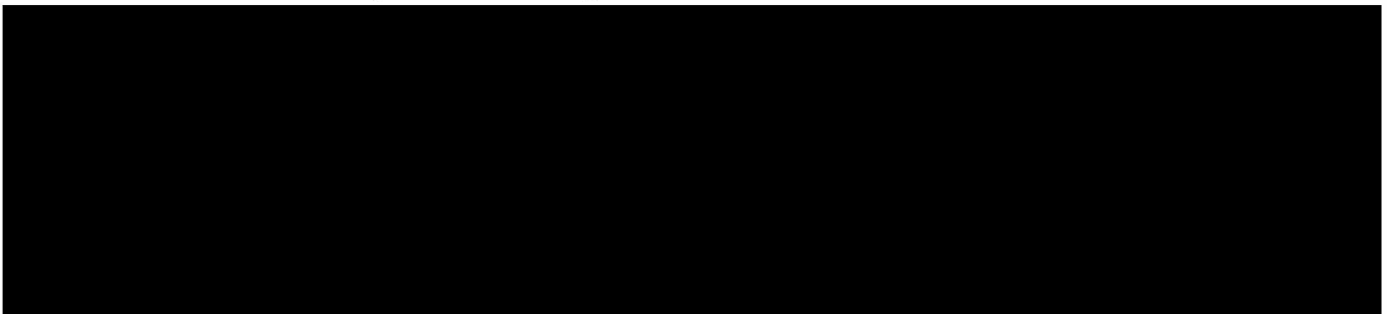
Based on your knowledge of the development site and the information you have provided in this questionnaire, please state whether land contamination is suspected, may be present or may be a risk to all or part of the proposed development? (Please tick)

Land contamination is suspected, may be present or may be a risk to the proposed development	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>

NOTE: Importing Top Soil

Any soil or soil forming materials brought onto the development site for use in garden areas, soft landscaping or for filling or level raising will have to be suitable for use. You are advised to confirm the suitability of all imported soils through independent chemical analysis.

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



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 and 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