

LAND CONTAMINATION ASSESSMENT STATEMENT

LOCATION: Yenyasha, Binsted Road
Bucks Horn Oak
Farnham
Hampshire
GU10 4LL

PROPOSAL: Converting Existing Detached Garage To Form Gym And
Office Space

REFERENCE: Ref:PP-12497699 , SDNP/23/05265/FUL

ISSUE DATE: 3RD January 2024

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SIGNED:

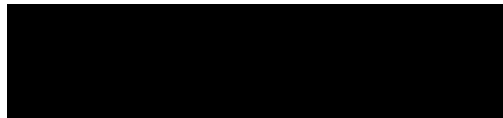


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1. INTRODUCTION

1.1 Purpose

The purpose of this Phase 1 Land Contamination Assessment is to establish the previous uses of the land under consideration, land nearby and/or adjacent to the abovementioned development proposal, and to identify potential sources of contamination, receptors and pathways.

The South Downs National Park Authority Local List of Planning Requirements outlines that a Land Contamination Assessment is required for:

All applications if contamination is known/suspected to exist, including previous military uses in case of unexploded ordnance and ordnance clearance; All applications where the site is within 250m of a current licensed or historic landfill site.

1.2 Site Location

The site is located in Bucks Horn Oak, which is a small village and the main community within Alice Holt Forest. A small eastern part consists of buildings facing its main road and of the main management and tourist sites of the surrounding public forest.

Settlement is largely post-1800 common-edge settlements (e.g. Bucks Horn Oak) forming linear patterns associated with regular small garden plots. Local building materials include sandstone, red brick and clay tiles. Modern 20th century additions include scientific (Forestry Commission Research Station) and leisure (Blacknest Golf Course) facilities as well as the expansion of existing nucleated settlements located along the A325 and other dispersed, linear settlements along roads. The A325 transport corridor which crosses the character area has introduced visual clutter, lighting and increased noise levels into the landscape.

Woodland is divided into enclosures which contain varying proportions of broadleaf and coniferous woodland with Corsican pine and oak as key species. For example, Holt Pound is a predominantly coniferous, Abbots Wood is predominantly broadleaf and Lodge enclosure is mixed woodland. A number of small areas of pasture are contained within woodland with field boundaries formed by the woodland edge.

2. SITE SETTING

The proposal is to convert an existing detached double garage, to form a home gymnasium as well as a home office. The design intent in the proposed conversion is to maintain the character of the existing building. The overall size and shape of the existing garage will not change. The appearance of the garage will be enhanced by introducing a new window and door to the front which will match the existing house. Figure 2.1 as well as the accompanying Building Plans and Drawings clearly demonstrate how the proposals have evolved in the context of existing site factors along with relevant planning and professional guidance.



Figure 2.1: Existing Structure

The proposal will not harm the landscape or the appearance of the existing house. The existing garage doors will be replaced with a window and door that match the existing dwelling adjacent to the site (Figure 2.2).



Figure 2.2: Proposed Structure

Figure 2.3 highlights the proposed drainage line marked in **green**, to be connected to the existing property drainage. The driveway currently consists of asphalt material, the drainage line will be repaired using identical material for uniformity.

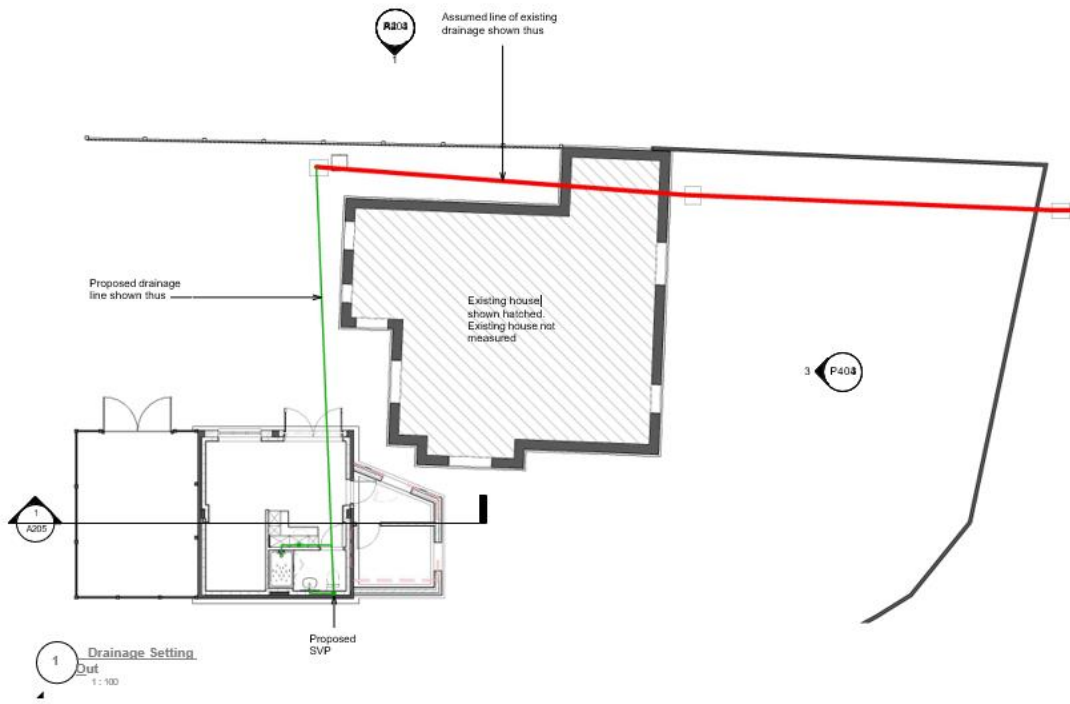


Figure 2.3: Proposed Drainage Setting

3. EXISTING PLANNING

There is no planning history shown on the South Downs National Park online register for Blencathra, Binsted Road, Bucks Horn Oak, Farnham, Hampshire GU10 4LL. Below is list of the planning history for the postcode GU10 4LL:

Single storey front and rear extensions following demolition of single storey front extension and rear conservatory

[Amended description]

The Yews Binsted Road Bucks Horn Oak Farnham GU10 4LL

Ref. No: SDNP/15/04880/HOUS | Received: Fri 25 Sep 2015 |

Validated: Fri 09 Oct 2015 | Status: Application Determined

Single storey extension to front

Fairways Binsted Road Bucks Horn Oak Farnham Hampshire GU10 4LL

Ref. No: SDNP/14/01680/HOUS | Received: Tue 01 Apr 2014 |

Validated: Tue 01 Apr 2014 | Status: Application Determined

Rear dormer window to facilitate conversion of roof space to

habitable accommodation

Fairways Binsted Road Bucks Horn Oak Farnham GU10 4LL

Ref. No: SDNP/14/01334/HOUS | Received: Mon 17 Mar 2014 |

Validated: Fri 02 May 2014 | Status: Application Determined

4. DESK STUDY

The following information has been gathered from the South Downs: Landscape Character Assessment (LCA) (September 2020), which provides detailed assessment of landscape sensitivities and landscape management, design and development considerations. The South Downs LCA and accompanying report includes information from Natural England 'Approach to Landscape Character Assessment' (2014), which embeds the principles of the European Landscape Convention (ELC) within it.

4.1 Geology and Topography

Alice Holt consists of mixed farmland and woodland vales location and boundaries. This small character area is located on Gault Clay and defined by the extensive woodland/plantation cover (Forestry Commission). The eastern edge of this character area is defined by the National Park boundary which also coincides with the edge of woodland cover. The northern and southern boundaries are also largely delineated by the extent of woodland cover and the transition to lower lying adjacent landscapes. A change in the underlying geology (to Upper Greensand) defines the western boundary.

4.1.1.1 Key Area Characteristics:

Underlain by mudstones of the Gault Formation which create a gently undulating landform and are prone to slippage. Predominantly seasonally wet acid and loamy and clayey soils support broadleaf and coniferous woodland. Over 100ha of original 19th century oak dominated woodland is of particular ecological interest. A number of small fields of pasture are contained within the woodland. The forest supports a wide range of breeding birds, and a population of the purple emperor butterfly, a species which is now restricted to a limited number of broadleaved woodlands in Southern England. Drained by tributaries of the Slea and the Wey with a number of ponds (e.g. Lodge Pond).

4.2 Specific Area Characteristics

The underlying mudstones of the Gault Formation creates a gently undulating landform. Drift deposits of head covering the north eastern half of the character area correspond to tributaries of the River Wey (South Branch). The geology gives rise to predominantly slowly permeable, seasonally

wet acid and loamy and clayey soils. A high proportion of semi-natural woodland cover has been retained on these clay based soils. Woodland is divided into enclosures which contain varying proportions of broadleaf and coniferous woodland with Corsican pine and oak as key species. For example, Holt Pound is a predominantly coniferous, Abbots Wood is predominantly broadleaf and Lodge enclosure is mixed woodland. A number of small areas of pasture are contained within woodland with field boundaries formed by the woodland edge.

The farmland to the west of the forest edge (e.g. Broadview Farm) is of recent enclosure whereas the farmland enclosed by woodland or on the edge of the forest are due to 19th century parliamentary enclosure or isolated 20th enclosure. The character area is drained by tributaries of the River Wey and Lea. A number of ponds occur within the landscape e.g. Lodge Pond.

The open clearings of pasture contrast with the enclosure provided by tree cover. The area is dissected by the A325 with several settlements, however away from the roads, within the forest enclosures this is a peaceful and natural landscape with a strong sense of seclusion.

The forest is managed to produce timber, encourage wildlife and provide recreational opportunities. Access to the forest is good with a number of car parks, a comprehensive footpath network and is well used by off-road cyclists. Alice Holt visitor centre provides an important educational facility.

The extensive forestry area includes a number of component LWS sites. The majority of the woodland is considered to be of ancient origin, although much has been replanted and now comprises coniferous forest dominated by Corsican pine. However, over 100ha of 19th century oak dominated woodland also occurs and is of particular ecological interest. As a whole this area supports a wide range of breeding birds, and a population of the purple emperor butterfly, a species which is now restricted to a limited number of broadleaved woodlands in Southern England. Bentley Station Meadow on the edge of the Forest is dedicated to butterfly conservation.

4.3 Specific Area Sensitivities

All of the landscape and visual sensitivities listed in the landscape type evaluation apply to this character area. Specific sensitivities relevant to this character area are included in the table below: The large tracts of ancient woodland (particularly the 19th century oak dominated woodland) containing small pastoral fields, and the important habitat it provides.

The sensitive balance between biodiversity, recreation and productive use of the forest.

The sense of peacefulness found within the woodland, away from the main road.

Views within and to this landscape are contained and restricted by the high proportion of woodland which limits visual sensitivity.

4.4 Specific Area Changes

Past change specific to this area includes:

Forces for Change

- Pressure for incremental ribbon development along the A325 transport corridor.
- Pressure for 'suburbanisation' of the landscape, particularly along roads.
- Landscape Management / Development Considerations Specific to the Alice Holt Mixed Farmland and Woodland Vales

In addition to the generic landscape management and development considerations for this landscape type, the following landscape management considerations are specific to this character area:

- Conserve the natural and tranquil character of the woodland and the opportunities it provides for timber production, wildlife and recreation.
- Conserve the pattern of small pastoral fields which survive within the woodland.

The following development considerations are specific to this character area:

- Conserve the settlement pattern and avoid further incremental linear development along the A325.
- Maintain the rural character of the roads and avoid use of excessive lighting, signage and 'suburban' features.

5. CONCLUSION OF ASSESSMENT

No known or suspected contamination has been reported for the area where the proposed development is intended. The area has also not been listed for military uses, therefore there is no expected risk of unexploded ordnance. There is no current licensed or historic landfill site within 250m of the site. No further work was undertaken, therefore no additional Phase 2 contamination works (intrusive site investigation and risk assessment) has been provided in this statement.

Majority of the development will consist of internal work within the existing garage, for example insulation, flooring and installation of external windows and door. Having regard to this, it is considered that the proposal would accord with Policy SD55: Contaminated Land as well as the relevant SD5 of the South Downs National Park Local Plan.