



Contaminated Land Statement Questionnaire

Please complete the Contaminated Land Statement Questionnaire in **BLOCK LETTER** for written submissions.

1. Applicant / Agent Details

Please ensure that the name of the person who should be contacted for further information is circled so that additional correspondence concerning the questionnaire can be directed accordingly.

	Agent	Applicant
Full Name	<i>Marc Chenery</i>	<i>Mr & Mrs Sarwar</i>
Address	<i>Demarcation 5 Ashurst Court London Road Wheatley Oxford OX33 1ER</i>	<i>190 Headley Way Headington Oxford OX3 7TA</i>
Telephone		
Landline:		
Mobile:		
Fax		
Email		

2. Development Details


i) Site Name	
Site Address	<i>197 Headley Way, Headington, Oxford, OX3 7SU</i>
Post Code	
Planning Permission Reference	
Eg. P09/W1111	

ii) What is the proposed development ? (tick all that apply)	Residential	Agricultural	Commercial	Industrial	Other (please specify)
	X				

3. Current Use of the Development Land

In this section you are required to have a good understanding and knowledge of the development site. Site visits are essential to obtaining this information. Local knowledge, for example from owners and occupiers of the site, will also be useful.

i) What is the current use of the development site ? (tick all that apply)	Residential	Agricultural	Commercial	Industrial (see Appendix One for examples)	Other (please specify)
	X				

<p>ii) Describe the layout of the development site and any signs of land contamination.</p> <p>Please include details of any signs of subsidence, former industrial use, oil storage (e.g. heating oil tanks), ground staining/ discoloration.</p> <p>Photographs must be provided in support of your information to show how the development site is currently being used.</p>	<p><i>Layout of Development Site:</i></p> <p><i>A roughly square parcel of land to the north eastern side of Headley Way, in Headington, Oxford. The site is 627sqm, measuring roughly 43m x 16m. The site is fully residential and surrounded on all sides by residential plots.</i></p> <p><i>There are no signs of industrial use on the site or surrounding sites. No oil tanks are situated on the site and none are in evidence on surrounding sites. No sign of ground staining or discolouration are in evidence.</i></p> 
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iii) What are the existing buildings on the development site being used for?	<i>Existing site contains one dwelling and one single bay garage used for domestic storage.</i>
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EG garage used for commercial vehicle maintenance, building housing the heating oil tank, summerhouse that has always been in residential use, outbuilding used for domestic storage, outbuilding used as workshop for blacksmith, wood joiner workshop, minor engineering etc)

iv) Have any soils or soil forming materials (not composts, or mineral stones etc purchased from a garden centre) been brought onto the development site for use in garden areas, soft landscaping or for filling or level raising? (Please Circle)	Yes	<u>No</u>

Please record any significant volumes of ash or sewage sludge from adjacent sewage works used in the garden, or large volumes of reworked soils imported to raise ground levels or soils being imported from nearby industrial land such as gas works or foundries to raise ground levels or under building footprints.

We are interested in material imported at any point in the history of the development site.

v) Have any fuels or chemicals been stored on the development site ? (Please Circle)	Yes	<u>No</u>
Have there been any fuel/chemical spills or leaks on the development site ? (Please Circle)	Yes	<u>No</u>
If your answer to either question was 'Yes' then 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.		

We do not need information on small amounts of domestic chemicals. Information of interest includes any below or above ground diesel, petrol, heating oil and waste oil tanks or chemical storage tanks and drums.

4. History of the Development Land

i) What has the development site been used for in the past 150 years, or from when the site was undeveloped/ greenfield? (tick all that apply).	Residential	Agricultural	Commercial	Industrial	Other (please specify)
	X				

Review of historical mapping from 1843 – present day will be required to answer this question. This information may be obtained from the following sources:

1. Local library; (This may be free of charge)
2. Commercial environmental search companies such as, but not limited to, Landmark and Groundsure; (These companies will charge for provision of historical mapping sheets)

A list of ‘industrial’ activities that could have resulted in land contamination are contained in Appendix One.

ii) If the use of the development site has changed, please give date of change(s)	From	To	Land Use

Please use the following categories: residential/ industrial/ commercial/ agricultural in ‘Land Use’ above.

<p>iii) Where commercial, industrial or agricultural use has been identified from historical mapping data or is otherwise known to have occurred at the development site, then please provide any available more detailed information on each of the activities that occurred.</p> <p>Information of interest is the scale, location and type of activity that occurred. Any chemicals/ fuels used, waste disposal, fuel/ solvent tanks, exact use of barns or farm buildings etc.</p> <p>Examples of uses of interest include, a gas works, landfill or engineering works</p>	
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(industrial), a forge, smithy or garage (industrial), an orchard (agricultural), agricultural land or agricultural buildings and barns (agricultural).	
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<p>iv) If you have undertaken any major ground works at the development site, such as excavations to facilitate foundations for construction, please describe the material and ground conditions encountered?</p> <p>Descriptions of ground conditions that would be of interest include, large amounts of buried domestic rubbish, large ash deposits, black stained and odorous soils, slag, clinker, drums, general made ground at depth.</p> <p>Please also state if natural soils/ bedrock were encountered during any previous major ground works. For example, limestone, chalk, sand, gravels or clay and whether these are not part of reworked made ground material.</p>	
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<p>v) Have there been any pollution incidents, either reported or unreported, on or adjacent to the development site? (Please circle)</p>	Reported		Unreported	
	Yes	<u>No</u>	Yes	<u>No</u>
<p>If the answer was 'Yes' please detail the areas where the pollution incident occurred and information on the type of pollution, quantity and date of occurrence if this information is known.</p>				

Pollution incidents data required in this section is available free of charge from the Environment Agency web site:

<http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>

Unreported pollution incidents are those that you are aware of and which have not been reported to the authorities. Examples include knowledge that fuel has leaked from a fuel storage tank.

5. Adjacent and Surrounding Land

In this section you are required to have a good understanding and knowledge of the adjacent and surrounding land. Site visits are preferable for obtaining this information. Local knowledge will also be useful.

i) What is the current use of adjacent land ? (tick all that apply)	Residential	Agricultural	Commercial	Industrial	Other (please specify)
	<u>X</u>				

<p>ii) Describe any signs of land contamination on adjacent land.</p> <p>Please include details of any signs of subsidence, landfilling, former industrial use, oil storage (e.g. heating oil tanks), ground staining.</p> <p>Liaising with occupiers of adjacent land can provide important information on how this land has been used.</p> <p>Photographs would be useful to support your information.</p>	<p><i>Residential land, including housing and private gardens.</i></p> <p><i>There are no signs of industrial use on the surrounding sites. No oil tanks are in evidence on surrounding sites. No sign of ground staining or discolouration are in evidence.</i></p> 
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iii) What has the adjacent land been used for in the past 150 years, or from when the site was undeveloped /greenfield? (tick all that apply)	Residential	Agricultural	Commercial	Industrial	Other (please specify)
	<u>X</u>				

Historical mapping from 1843 – present day for adjacent and surrounding land will need to be reviewed to answer the questions in this section.

<p>iv) Where a former industrial use has been identified from historical mapping data on adjacent land, please provide any further available information on the use. For example, a gas works (industrial), a forge or smithy (industrial), an orchard (agricultural), agricultural land or agricultural buildings and barns (agricultural).</p> <p>Please also indicate the distance of the activity from the boundary of the development site</p>	<p>N/A</p>
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A list of activities that could have resulted in land contamination are in Appendix One.

6. Waste Disposal Activities

Waste disposal activities of a chemical nature or large volumes of domestic waste are of interest. Areas used for continual disposal of waste chemicals or solvents, empty fuel drums, old machinery or vehicle parts, frequent incineration of waste containing chemicals, paints, tars, oils etc. We do not need to be informed about bonfires involving clean/virgin timber.

Any historic or current landfill sites should be identified. The Environment Agency have this information on their web site and it can be accessed free of charge on the following link:

<http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>

<p>i) Are there any waste storage or waste disposal areas at the development site? (Please Circle)</p>	<p>Yes</p>	<p><u>No</u></p>
<p>ii) Have there been any waste disposal activities carried out within 250m of the development site? (Please circle)</p>	<p>Yes</p>	<p><u>No</u></p>
<p>If the answer was 'Yes' please detail the areas where waste is or has been stored and the type of waste/ quantity present.</p>		

7. Importing Top Soil

In this section we are interested in any soil or soil forming material that shall be imported onto and used within the development site.

<p>i) Do you intend to import any soil or soil forming materials onto the development site for use in the garden areas, soft landscaping or for filling or level raising? (Please circle)</p>	<p>Yes</p>	<p><u>No</u></p>
<p>If the above answer is yes, independent chemical analysis of the soils will be required and the following information needs to be provided to confirm the soils are suitably free from chemical contamination:</p>		
<p>The location where each of the soils/ material has come from and how that area of land has been used, with particular interest for, but not limited to, any industrial use:</p> <p>Description of Soil/Material One: Location: Use of the land:</p> <p>Description of Soil/Material Two: Location: Use of the land:</p>		
<p>The proposed sampling frequency (minimum of three samples for each source of material are required), analytical suite of contaminants (must include heavy metals, total petroleum hydrocarbons (TPH), speciated polyaromatic hydrocarbons (PAH) and assessment criteria. Your soil/ material supplier may be able to advise you on the appropriate assessment criteria.</p> <p>Sampling Frequency of Soil/Material One: Analytical Suite: Assessment Criteria:</p> <p>Sampling Frequency of Soil/Material Two: Analytical Suite: Assessment Criteria:</p>		

8. Previous Land Contamination Reports

<p>i) If you are in possession of or have access to any Land Contamination Reports relating to the development site, please provide this information in support of the application, along with an interpretation of the risks to the proposed development. (Please highlight)</p>	
<p>Report(s) and interpretation enclosed</p>	<p><u>Report(s) and interpretation NOT enclosed</u></p>

Brief Interpretation:

N/A

9. Declaration

<p>i) Based on the information you have provided in this report please state whether in your opinion, land contamination is suspected, may be present or may be a risk to all or part of the proposed development?</p> <p>(Please circle)</p>	Land contamination is suspected, may be present or may be a risk to the proposed development	<u>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</u>
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<p>ii) Please sign to confirm that all the information given in this form is correct to the best of your knowledge and belief</p>	Signed	
	Print Name	Marc Chenery
	Date	17/04/2023

10. Submitting the Questionnaire

Please submit the completed Contaminated Land Statement Questionnaire to the planning service case officer as follows:

Written Submissions:

Oxford City Council,
Town Hall,
St Aldate's,
Oxford,
OX1 1BX

Electronic Submissions:

Name of the planning officer to planning@oxford.gov.uk

Appendix One – Examples of Vulnerable End Uses and Potentially Contaminating Land Uses

A. This is a list of vulnerable end uses that would be particularly sensitive to land contamination. If you are in doubt about the vulnerability of an end 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 vulnerable proposals

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, 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