



## 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: Land North-East Of Navarac  
Great Green  
Thurston  
Suffolk  
Post Code: Bury St Edmunds  
IP31 3SL

 Development Proposal (as on 1App form):  
Development of self-build dwelling, vehicular access, and landscaping

### 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

Centrally located dwelling with garden areas surrounding; access and parking areas to the front of dwelling. Hedge planting to western boundary. New vehicular entrance and realignment of driveway to serve existing dwellings to south-west.

A site layout can be found in document : Proposed Site Plan



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

Amenity land associated with residential property Navarac.

~~☒~~ **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 :** Agriculture

**South :** Residential

**East:** Residential

**West:** Agriculture

~~☒~~ **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
DC/19/05155	Outline Planning Application (Some matters reserved - access to be considered) - Erection of 1no. dwelling with provision of internal access road and landscaping.	Approved



 **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**.

2019 environmental search report enclosed

 **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.

The historic use of the site indicates that there are unlikely to be sources of pollution or contamination that would pose an unacceptable risk or result in an adverse impact on future occupiers.

 **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 : James Platt

Telephone Number: 


Mobile Number:

e-mail: 

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



 **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 :



Name (PRINT): JAMES PLATT

Date : 22/03/2024

Address: Locus Planning Ltd  
Victoria Cottage  
Heath Road  
East Bergholt  
Colchester  
CO7 6RL

**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*



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Report date:	<b>30 April 2019</b>
Customer ref:	<b>Navarac_ESC</b>
Property address:	<b>Navarac, Great Green, Thurston, BURY ST. EDMUNDS, Suffolk, IP31 3SL</b>
Report Commissioned by:	<b>Anglia Design LLP</b>
On behalf of:	<b>N/A</b>
Purpose of report:	<b>Providing an investment valuation of the property</b>
Freehold or Leasehold:	<b>Freehold</b>
Redevelopment Yes or No:	<b>No - It is understood that there are no redevelopment plans for the site</b>

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

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## Property Assessment

# PASSED

### Property Value

Unlikely to have an adverse effect on the value of the property.

### Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

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### Environmental Factors for consideration

In this case no environmental factors have been identified

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Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

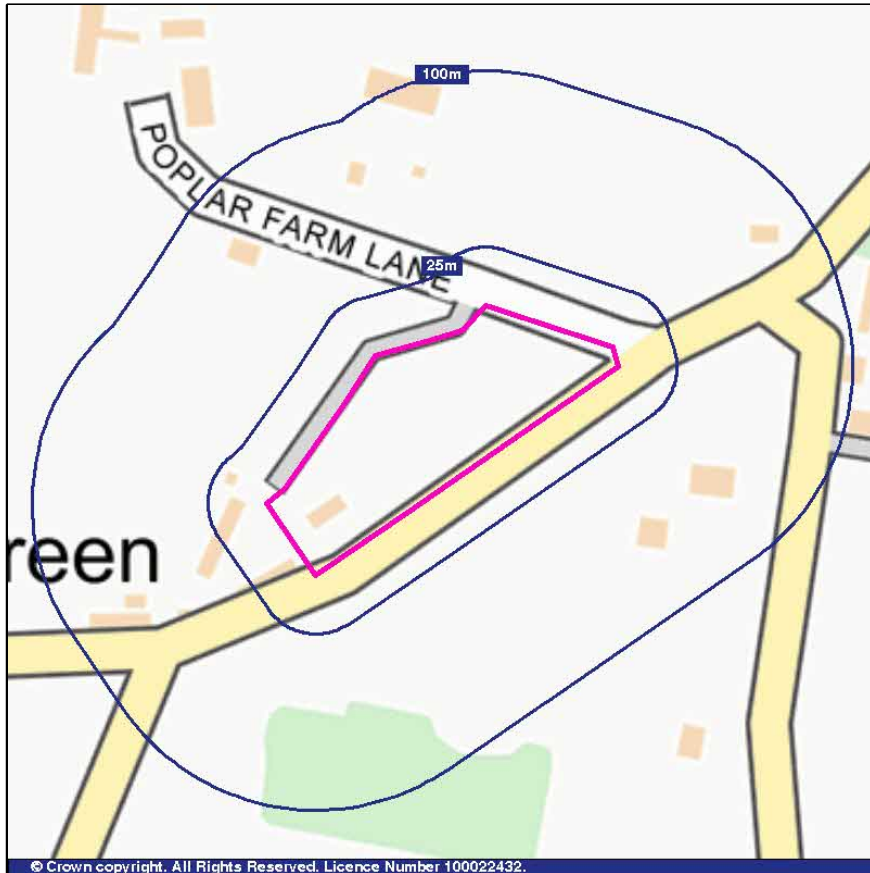
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Approved by:












**Argyll Environmental Ltd**



Site Address: Navarac, Great Green, Thurston, BURY ST. EDMUNDS, Suffolk, IP31 3SL



### Legend

-  Site
-  Buffer
-  Map ID
- Statutory Authorisations
  - 
  - 
- Contraventions
  - 
- Land Uses
  - 
  - 
  - 
- Landfill & Mineral Sites
  - 
  - 



**Site Boundary: Total Area**  
0.74 Ha

**Prepared For**  
Anglia Design LLP  
11 Charing Cross  
Norwich  
Norfolk  
NR2 4AX

**Client Ref**  
Navarac\_ESC

**Purchase Order No.**  
JP1

**Client Name**  
N/A

## Factors affecting the site

Map ID    On Site    0 - 25m    25 - 100m

	Map ID	On Site	0 - 25m	25 - 100m
<b>Historical Land Uses</b> No features identified within this category	N/A			
<b>Landfill &amp; Mineral Sites</b>				
<b>Local Authority Landfill Coverage</b>				
Suffolk County Council, - Has supplied landfill data	N/A	-		
Mid Suffolk District Council, - Has supplied landfill data	N/A	-		
<b>Statutory Authorisations</b>				
No features identified within this category	N/A			
<b>Contraventions</b>				
No features identified within this category	N/A			
<b>Natural Features</b>				
<b>Extreme Flooding from Rivers or Sea without Defences</b>				
No	N/A			
<b>Flooding from Rivers or Sea without Defences</b>				
No	N/A			
<b>Areas Benefiting from Flood Defences</b>				
No	N/A			
<b>Flood Water Storage Areas</b>				
No	N/A			
<b>Flood Defences</b>				
No	N/A			
<b>Radon Potential</b>				
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A	✓		
<b>Radon Protection Measures</b>				
None	N/A	✓		
<b>Coal Mining Affected Areas</b>				
In an area which may not be affected by coal mining	N/A			
<b>Brine Compensation Area</b>				
No	N/A			

Local Authority Landfill Coverage \* if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

## Useful Contact Information

British Geological Survey Enquiry Service  
British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG  
Telephone 0115 936 3143, Fax 0115 936 3276  
enquiries@bgs.ac.uk  
www.bgs.ac.uk

Mid Suffolk District Council Environmental Health Department  
Council Offices, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL  
Telephone 01473 826622  
customer.services@baberghmidsuffolk.gov.uk  
www.midsuffolk.gov.uk

Suffolk County Council  
St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ  
Telephone 01473 583000, Fax 01473 230240  
www.suffolkcc.gov.uk

Argyll Environmental Ltd  
1st Floor, 98-99 Queens Road, Brighton, BN1 3XF  
Telephone 0845 458 5250, Fax 0845 458 5260  
info@argyllenviro.com  
www.argyllenvironmental.com

Landmark Information Group Limited  
Imperium, Imperial Way, Reading, Berkshire, RG2 0TD  
Telephone 0844 844 9960, Fax 0844 844 9951  
customerservice@promap.co.uk  
www.landmarkinfo.co.uk





## Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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## Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for Navarac, Great Green, Thurston, BURY ST. EDMUNDS, Suffolk, IP31 3SL. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

### Key policy Benefits:

- n Coverage for sudden and gradual pollution
- n Coverage for on-site and off-site first party cleanup
- n Automatic coverage for biodiversity damage
- n Damage to third party property, including diminution in value
- n Policy periods up to 5 years coverage
- n Limit of indemnity up to £5m
- n Self Insured Retentions from £2,500 per loss
- n Proactive claims support to minimise losses and their financial and reputational impacts on the business
- n Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

### Sample Premiums

Indicative premiums below are based on Commercial mixed use/offices with a £2500 excess where the Report Status is shown as PASSED and are for example use only.

#### Historic use only

	£1m cover	£5m cover
<b>3 Year term</b>	£2,955	£5,910
<b>5 Year term</b>	£4,199	£8,398

#### Historic and Operational Coverage

	£1m cover	£5m cover
<b>3 Year term</b>	£3,477	£6,895
<b>5 Year term</b>	£4,889	£9,788

To obtain a quote please go to [www.arlingtoninsuranceservices.com/environmental](http://www.arlingtoninsuranceservices.com/environmental) and enter your Enviroscreen report details or alternatively please telephone 020 7734 3346 to discuss your individual position with an environmental specialist.

### This insurance is offered by



ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP  
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

**Authorised and regulated by the Financial Services Authority**

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<http://www.landmarkinfo.co.uk/Terms/Show/515>