SWANN EDWARDS

ARCHITECTURE

INITIAL CONTAMINATION REPORT

PROPOSED BARN CONVERSION

AT

PULVERTOFT HALL FARM,
GEDNEY BROADGATE,
SPALDING

INTRODUCTION

This Initial Contamination Report supports this General Permitted Development Application to establish the conversion of the existing agricultural building into a new dwelling under The Town and Country Planning (General Permitted Development) (England) Order 2015, (Amendment) Order 2018 and (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 - Class Q.

The building is located at Bullock's Short Gate, Gedney Broadgate, Spalding.

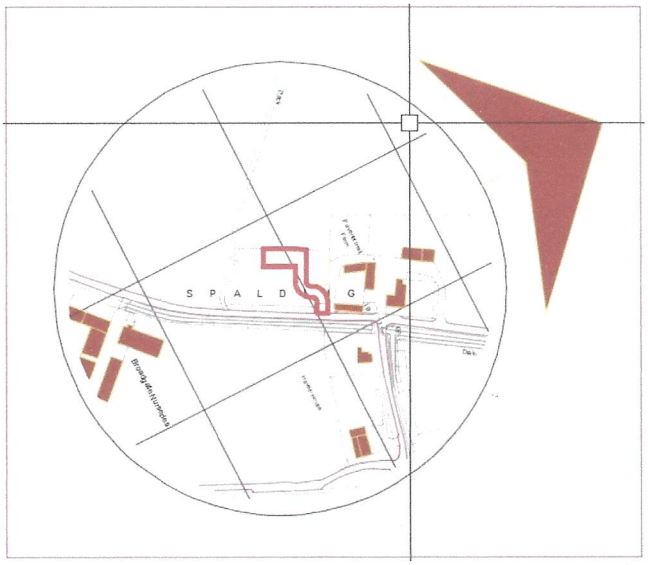
The aim of this report is to demonstrate how the risk of contamination to the proposed development has been considered and incorporated into the design proposal.

1. Description

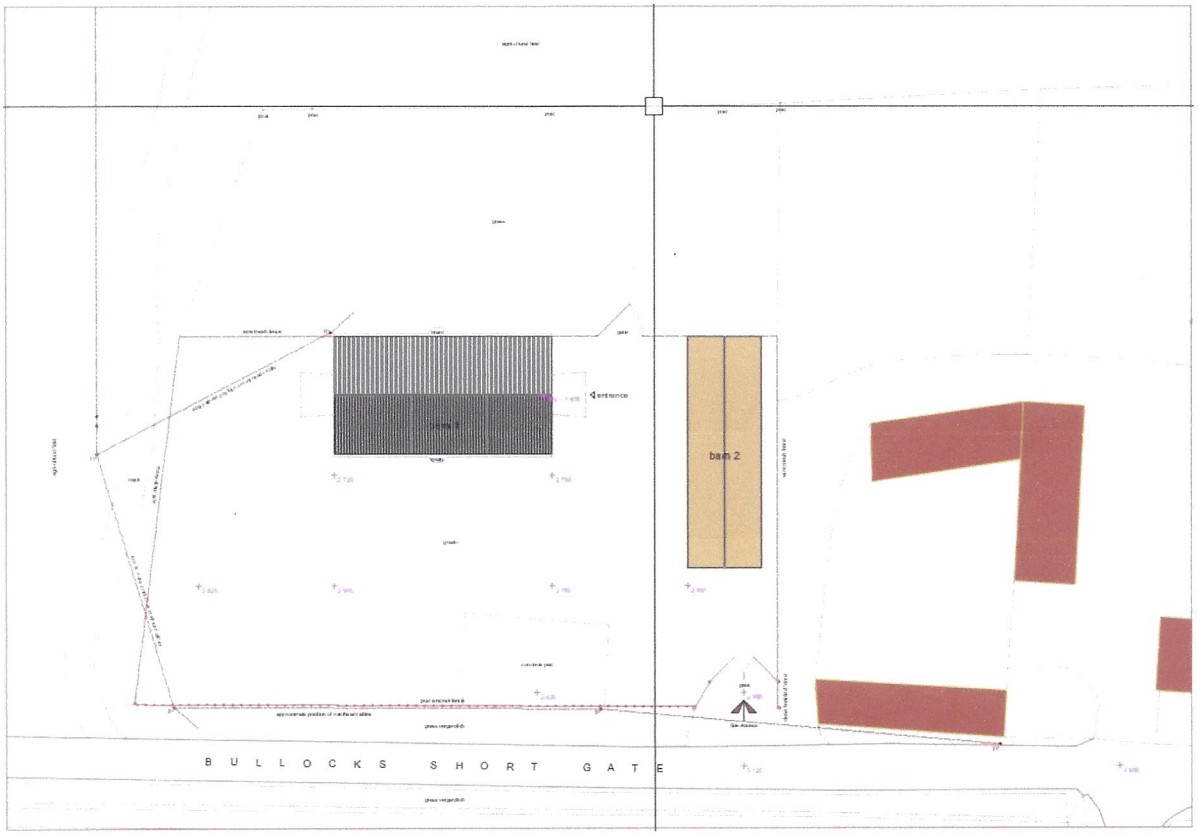
The site at present contains 2 No. of agricultural buildings with a shared site access. The existing building under this application is currently used as agricultural stores by the applicant and has been for a number of years.

The proposal will provide one new home on the site which will enhance the area.

It is proposed to convert the existing agricultural building into a new dwelling, with only minimal alterations as seen on the plans attached to the application.



Location Plan



Site Plan

2. Historic Land Use

As previously stated, the site at present contains 2 No. of agricultural buildings with a shared site access. The existing building under this application is currently used as agricultural stores by the applicant and has been for a number of years.

The applicant has owned the site for a number of years, and they are not aware of any contamination on the site either during their tenure or before it. In addition, no evidence of contamination has been found in the location of the buildings during multiple site visits and surveys.



Front View of Existing Barn

3. Fuel Storage On The Property

There is currently no fuel storage on the property and no evidence of any previously on the site.

4. Waste Storage

There is currently no waste storage for the agricultural building.

No visual indication of any filled areas or prior incineration has been observed.

5. Services

A site walkover investigation has indicated that no pipelines are assumed to be within the development site or any other part of the site.

Electricity is currently provided via overhead cables.

The water supply is assumed to be underground with its location to be ascertained prior to commencement of the works on site.

6. Brief Description of Buildings on Site

The site at present contains 2 No. of agricultural buildings with a shared site access. The existing building under this application is currently used as agricultural stores by the applicant and has been for a number of years to house grain and crops.

It is intended to keep the existing agricultural building and convert it with no extensions.

7. Landfill/Filled Quarry Search

To the best of our knowledge no areas of landfill or filled quarries are in close proximity to the proposal.

8. Any Other Relevant Information

Should any situation arise where contamination is found on site during demolition or construction this will be indicated to the local authority and all work will stop until the situation is fully rectified.