
**Pre Determination Questionnaire and initial risk
assessment in relation to land
contamination for sites with sensitive end use.**

For

**Replacement of Barn with New Dwelling
at
Mole Drove, Gedney Hill**

Application No (if known)	
Site Address	Mole Drove
Completed by (Print Name)	Darren Fowler
Completed by (Signed)	
Completed on	February 2017

Please provide the following details in relation to the application site and its immediate surroundings, including any areas of filled land such as landfill or quarry. The information should also include your interpretation whether or not you think that there is the possibility of any potential sources of contamination to affect the proposed use of the site.

1. Description of site

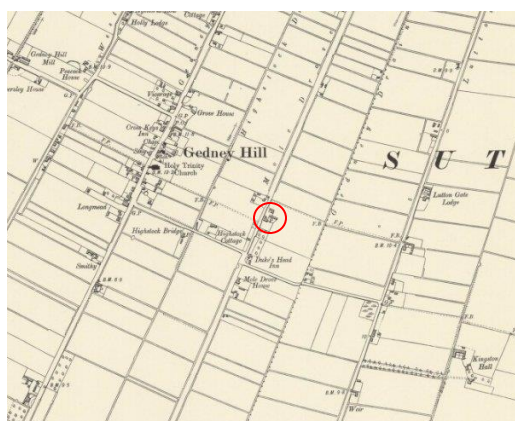
A plan showing the detailed layout of the site, any areas of hard landscaping and any areas of garden planned for the development.

The proposed works comprise of the replacement of an existing barn with a new dwelling, including the renovation of an existing barn to form storage and garage space. The works include soft and hard landscaping as the planning drawings.

2. Historic land use

The results of a complete review of historical maps in relation to past land use, including you own comments about previous land use of the application site, any information from persons of longstanding association with the site. Any potential sources of contamination should be marked on the plan of the site.

Historical mapping illustrates there has been a series of barns on the site from the early 1900s, and can demonstrate that these barns were originally part of the Manor House Mole Drove.



1905



1950



1960

3. Fuel storage on the property.

This includes underground and above-ground diesel, petrol, heating oil and also waste oil tanks. Please give details of the storage facilities, and provide a photograph of each.

There are no signs for above ground diesel, petrol, or oil tanks present on site.

4. Waste Storage

Please detail areas where waste disposal or storage has occurred. This may include piles of material such as empty drums or spare machinery parts awaiting future disposal, areas of filled pits / ponds or areas used for bonfires or incineration. Please give details of the contents of each area.

There is no evidence from a site survey where waste has been disposed or stored. There are no oil drums or spare machinery on site for future disposal. Although the Barn has been part of wider farming activities in the past it has not be used for the past 25years. There is no evidence of filled pits, ponds, or areas used for bonfires or incineration.

5. Services

This includes water, gas, electric and any fuel lines, including whether they are above or below ground, locations of any substations (if relevant. Please also include any soakaways or interceptors).

Mole Drove is provided with mains electricity, water and BT.

6. Existing Buildings or Buildings to be demolished
Brief description of any existing building or buildings to be demolished on the site. The general construction (e.g. brick with a pantile roof, asbestos-cement roof) and its past and current use (e.g. animal housing, workshop, chemical treatment area).
The existing barn to be demolished comprise of a derelict single storey timber frame section with timber wall cladding and a metal corrugated roof. The main barn comprises of a single storey brick structure with concrete base. It has a corrugated roof cladding. The second barn comprises of a brickwork structure with concrete hard standing. The roof has collapsed in one place due to a fallen tree.

7. Landfill/Filled quarry search
Please give details of any areas of filled ground on or in the vicinity of the above site including the distance relative to the application site.
The owner is not aware of any land fill on or near the site.

8. Any Other Relevant Information