

m a t r i x

p l a n n i n g

Application:

Site: Land to the rear of 49 Hawthorn Bank, Spalding, PE11 1JJ

Proposal: Outline application for 9 dwellings

Completed by: Gordon Smith, MRTPI

Date: 14 June 2010.

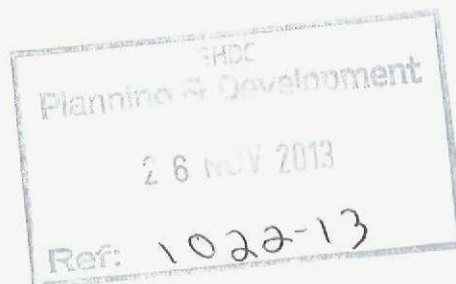
Pre Determination initial risk assessment in relation to land contamination for a site with a sensitive end use.

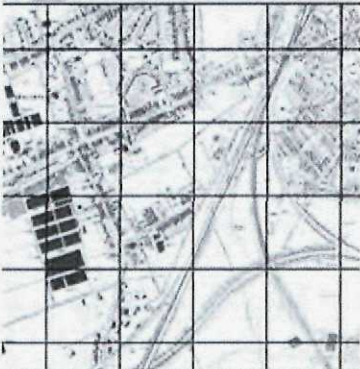
Summary:

A grounds investigation has been carried out that included a test for possible ground contamination.

The site is known to have been in horticultural and garden use, and there is no record of heavily contaminative uses.

The ground investigation determined no risk to residential uses with home grown produce usage.



1. Description of site <i>A plan showing the detailed layout of the site, any areas of hard landscaping and any areas of garden planned for the development.</i>	See application submission
2. Historic land use <i>The results of a review of historical maps in relation to past land use, including 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.</i> The site is known to have had a horticultural background. The ground investigations show that the soils on the site are suitable for use with a residential development  1999 Larger aerial photograph provide in the Design and Access Statement .and at the end of this document.	 1889  1968
3. Fuel storage on the property. <i>This includes underground and above-ground diesel, petrol, heating oil and also waste oil tanks. Also, details of the storage facilities, and photographs of each.</i>	The owner is familiar with the site and states there is no evidence of previous potentially contaminative use.
4. Waste Storage <i>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. Details of the contents of each area.</i>	There is no evidence of previous potentially contaminative use
5. Services <i>This includes water, gas, electric and any fuel lines, including whether they are above or below ground, locations of any substations (if relevant) and a photograph of each if appropriate. Also include any soakaways or interceptors.</i>	Survey to be carried out

6. Brief description of any existing building on the site. <i>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).</i>	Previous glasshouses have now been cleared away
7. Landfill/Filled quarry search <i>Details of any areas of filled ground in the vicinity of the above site including the distance relative to the application site.</i>	None known.
8. Any other relevant information	There is no other information available.

Extract from submitted Site survey showing horticultural outbuildings

