

Submission Guidance for Residential End- Use

Potential for Pollution

There are two leaflets about ground pollutants that are available to help guide your development. If the site has been used by industry a full survey as described in the leaflet **Development of Potentially Contaminated Land** will be required by this office. If there has been no previous use of the site, the simplified site summary as described in this leaflet should be submitted.

Applications to build, extend or convert any site to residential should be accompanied by a description of the history of the site including a sketch map and the form contained in this leaflet.

This information is required for all applications for residential use even if the site is an undeveloped field or even a granny annex in your own back garden. Often the only indication of a cottage industry or temporary use will be local knowledge or easily overlooked remains on the site. Even if no such use has occurred, this information will help: 1) enable this office to focus its efforts upon other sites, and 2) respond to future queries about the site to this office. These enquiries often occur after solicitors receive the results of an Environmental Search and also direct from prospective purchasers when the developed site is put up for sale.

Under the Town and Country planning system the responsibility for safe development and secure occupancy of the site lies with the developer.

Applications for Residential End-Use

This information is required for all sites where a previous use is suspected including:

- New Dwellings in grounds of existing houses
- New Dwellings on Green Field Sites
- Conversion of Dwellings involving Ground Works
- Conversion of workshop or garage to residence (even if no ground works are involved)
- Barn Conversions
- Extensions to existing houses

New Dwellings in gardens of existing houses

If your application is in your own garden, then you must still submit the above form if you are aware any signs of historic use. Please include in your sketch map the location of any heating oil tanks, former smithies, or other uses.

Conversion or new dwellings on green field sites

Please show the location of any compacted ground, rubble, air shafts, Japanese knotweed.

Conversion of workshop or garage to residence (even if no ground works are involved)

As a modern house or flat is more airtight vapours from historic spillages may affect future residents. A description of the uses of the building is useful as this will help decide whether mitigation such as membranes are required.



Barn Conversions

This Office may require mitigation as the barn may be within 250m of areas of land infill. This is normally achieved by installing radon and gas protection to be installed as part of the conversion.

Extensions

Extensions to properties within 250m of land infill should have the same ground gas protection installed as the main building.

If the application site contains only Category 2 and 3 land uses (see table next page), then the simplified study contained in this leaflet may suffice. If any Category 1 uses are present then a full investigation as described in the leaflet *Development of Potentially Contaminated Land* is likely to be necessary.

This leaflet has been written to help provide assistance in deciding what information you should include in your site description, please complete the form at the end of this leaflet and submit along with a sketch map showing suspected and known uses on or adjacent to the site such as:

- Heating oil, fuel or other tanks
- historic uses (even if only rumoured) e.g. storage of cars
- areas or remains of redundant concrete / hardstanding
- Current and former businesses
- Stands of Japanese knotweed (*Fallopia japonica*)

The objective of this summary is to provide the council with a good understanding of site history, setting, current and proposed use. Ideally it should be adequate to establish the current and historical boundaries and setting of the site.

There is no need to employ a consultant for this assessment. On small developments the land owner is expected to be well acquainted with the land and may even have other anecdotal knowledge such as whether certain vegetable types grow poorly. However, before filling in the form, please would you walked over the site again looking for any signs of use.

Japanese knotweed has been included in the above list due to the control measures often being as costly as the remediation from chemical pollutants. Mitigation may require engineered barriers to prevent heave damage to buildings or site management lasting up to 20 years to ensure its removal.

If this office considers it likely that the site may contain pollutants, some tests may be required to show that the site is fit for use. Only if there are doubts about the site, will the full process as described in the leaflet *Development of Potentially Contaminated Land* be necessary.

One copy of the completed questionnaire and sketch map should be returned to:

✉ Environmental Protection, Langport Area Office, Old Kelways,
Somerton Road, Langport, TA10 9YE
☎ 01935 462462
(8am to 6pm Monday to Friday)
✉ ssdc@southsomerset.gov.uk



Questionnaire

Unless there are no current or previous uses falling into categories 1 or 2 in the table below you must submit the following questionnaire and desk study as described in this leaflet. This will enable a preliminary assessment of the potential for contamination affecting the site.

Name:
 Address:
 Description of Application:
 Site Address:

Please place an 'X' against ALL of the current and previous uses of the site and previous and current uses of all landholdings adjoining the application site.

	<i>Application Site</i>	<i>Adjacent Sites</i>
Category 1		
Industry		
Landfill waste disposal		
Utilities (e.g. substation)		
Transport		
Category 2		
Agricultural buildings		
Agricultural land		
Shooting Range / MOD land		
Derelict land		
Community, Leisure Buildings		
Minerals		
Offices & Retailing		
Residential		
Storage and warehousing		
Urban land not previously developed		
Vacant land previously Developed		
Category 3		
Forestry and woodland		
Natural and semi-natural land		
Outdoor recreation		
Rough grassland and bracken		

Please list all known historic uses of the site.....

Please list all known historic uses of adjacent sites

If you would like this document translated into other languages or into Braille, large print, audio tape or CD, please contact:

01935 462462

Dokument ten jest na życzenie udostępniany w językowych polskim.
 Este documento encontra-se disponível em Português, a pedido.

