



Building and Barn Conversions Pre-determination Questionnaire

Land contamination is a material planning consideration. Certain types of development, for example houses, are particularly sensitive to contamination in the soil. To ensure a development is suitable for use we assess applications against any information that may be held in the Council's records.

The varied activities and uses of farms over the years can in some cases lead to land contamination issues, which need to be resolved prior to a change to residential occupation. The Council is mindful of the potential cost implications of detailed land contamination investigations. This questionnaire has been compiled to assist applicants in gathering together information that will enable us to make an informed decision and reduce the need for planning conditions requiring site investigations.

Please note that if we do not receive a completed questionnaire prior to determination then we may recommend a condition requiring a comprehensive survey for contamination and this questionnaire would not be acceptable to discharge this condition.

The National Planning Policy Framework states that where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner.

Further general information relating to the assessment of land contamination can be found at www.eden.gov.uk together with a document 'A Guide for Developers of Potentially Contaminated Sites'.

Please try to complete this questionnaire as accurately as possible and return as soon as possible to Environmental Protection Team. If you would like to discuss any of the above further please do not hesitate to contact our Contaminated Land Officer on 01768 212490.

Application No (if known)	
Site Address	
Completed by (Print Name)	
Completed by (Signed)	
Date Completed	

Please provide details, locations and photographs in relation to the application site and its immediate surroundings. Please state the source of the information and, if known, any timescale to which this use relates. If necessary please continue on additional sheets.

- 1. Previous uses of any existing buildings within the proposed development area, including any buildings to be demolished** - the current use and past uses (eg animal housing, slurry pit, chemical store, workshop etc).

	Photo No
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- 2. Fuel storage on the property** - the location of any above ground or underground diesel, petrol, heating oil or waste oil storage tanks.

	Photo No
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- 3. Existing Services** - the location of water, gas, electric and any fuel lines including whether they are above or below ground; the locations of any electrical sub-stations, septic tanks, cesspits or interceptors.

	Photo No
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- 4. Chemicals and Waste Storage** - the location of bonfires, filled pits/ponds, the farm tip, herbicide or pesticide storage, any piles of material awaiting disposal such as empty drums and any areas of animal waste storage (slurry lagoons). Known Foot and Mouth burial sites and landfills within 250m of the development should also be noted.

	Photo No
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- 5. Asbestos** - details of any asbestos or asbestos containing materials within or adjacent to the development area, for example lagging and roof sheeting.

	Photo No
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- 6. Any other relevant information**

	Photo No
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