



## **Vulnerable Development Questionnaire (Land Contamination)**

**If you are undertaking a small development (i.e. less than 10 houses) this questionnaire can be used as a basic contamination assessment, which fulfils the requirements of the 'Existing Use' section of the planning application form.**

This form is not suitable for larger housing developments, allotments, schools, nurseries, children's play areas, playing fields, if there has been a past industrial use on or adjacent to the land. In these instances you will need to submit a Phase 1 Report (Preliminary Risk Assessment) and if appropriate, subsequent Phase 2 (Site Investigation and Risk Assessment), Phase 3 (Remediation Strategy) and Phase 4 (Verification) Reports.

If at any point when completing the form you suspect there is a likelihood that contamination may exist on the site (or on an adjacent site) which could affect the proposed use, it is strongly advised that you contact the Local Planning Authority before proceeding, as your findings may necessitate the submission of a more detailed Phase 1 Report.

Copies of this questionnaire can be obtained from Breckland Council's contaminated land webpage or by contacting the Planning department.

Should you require assistance completing this questionnaire, please contact [envprotect@breckland.gov.uk](mailto:envprotect@breckland.gov.uk)

Please be aware that pre-application advice/ assistance is chargeable at £90 per hour + VAT. Alternatively, you can seek advice/ assistance from a qualified competent contaminated land consultant. This form should be submitted to the Local Planning Authority.

**Please complete this form in BLOCK LETTERS and submit with photographs to the Local Planning Authority.**

**NOTE: Failure to provide the required information at this stage may result in a delay in the application process.**

This form is based on the information required across Norfolk, Yorkshire and Lincolnshire as part of the Norfolk, Yorkshire and Lincolnshire Pollution Advisory Group.

## APPLICANT / AGENT DETAILS

	Applicant	Agent
Full Name		
Address		
Telephone		
Email		

## DEVELOPMENT DETAILS

Site Name				
Site Address				
Site Grid Reference	Easting		Northing	
Planning application reference (if any)				
Previous planning applications reference (if any)				

## SITE DESCRIPTION

**Please provide a detailed description and photographs of the land being developed.** Include details of the layout and ground covering, any evidence of former buildings or site activities, any evidence of made/filled ground, and any signs of subsidence or contamination (e.g. ground staining/dicolouration, odours, vegetation distress/dieback).

## SITE HISTORY, LAND AND BUILDING USE

Please undertake a complete historical map review dating back to the mid/late 1800's, to provide a description of the previous uses(s) of the site and immediate surrounding area. *Historical maps are available to view online and possibly at local libraries.*

On site					
	Domestic	Agricultural	Commercial	Industrial	Other/ comments (give details)
<b>Proposed land use</b> (tick all that apply)					
<b>Current land use</b> (tick all that apply)					
<b>Past land uses –</b> (tick all that apply)					

Immediately surrounding areas					
	Domestic	Agricultural	Commercial	Industrial	Other/ comments (give details)
<b>Current land use</b> (tick all that apply)					
<b>Past land uses –</b> (tick all that apply)					

<b>What have the existing buildings onsite been used for?</b> (please state if applicable)					
<b>Are any of these buildings constructed from suspected asbestos containing material?</b> (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
<b>If any buildings are constructed from suspected asbestos containing material, please state whether an asbestos survey has been carried out and whether the material will be removed as part of the development.</b>					

<b>Have any fuels/chemicals been stored onsite?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Have there been any fuel/chemical spills or leaks on site or on the adjacent sites?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.</b>		

<b>Have there been any pollution incidents, either reported or unreported?</b> For information please refer to Environmental Pollution Incidents on <a href="http://data.gov.uk">data.gov.uk</a>	Reported		Unreported	
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

<b>Provide details of any surface water present onsite</b> (including drains, ponds, streams and rivers).	
<b>Provide details of any groundwater or surface water abstractions on site or immediately around the site</b> (including wells and boreholes serving a private water supply).	

## WASTE DISPOSAL ACTIVITIES

Landfill sites can sometimes contaminate surrounding land. For more information and to check if any current or historical landfill sites are located near your site, please refer to the Environment Agency's section on [data.gov.uk](http://data.gov.uk) or contact the Council's Contaminated Land Officer.

<b>Have any waste disposal activities (including the burning of waste) been carried out onsite?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Is there any evidence of demolition activities (e.g. rubble) onsite?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>If 'Yes' to any of the above, please provide details.</b>		

## PREVIOUS LAND CONTAMINATION REPORTS

<b>Have any land contamination reports previously been produced for the site?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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If 'Yes', please provide a copy of the land contamination report(s) to support your planning application.

## IMPORTED SOIL

<b>Do you intend to import any soil or soil forming materials onto the site for use in garden areas, soft landscaped areas or to raise ground levels?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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## SUSPECTED CONTAMINATION

<b>Based on the information you have provided in this form, do you think that contamination could be present at the site?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, please provide details:		

## INFORMATION SOURCES

<b>Please provide details of the sources of information you have used to complete this form.</b>

**Please sign below to confirm that all the information given on this form is correct to the best of your knowledge and belief.**

Signed ..... Date .....

**Please submit this completed form and photographs to the Local Planning Authority. We will be unable to carry out an assessment if photographs are not provided.**