

CONTAMINATION STATEMENT

Outline Planning Application for the Erection of
Residential Development on Land North of
Castle Close and Bishop's Close, Cawood



Melissa Madge MRTPI
Chartered Town Planner
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Introduction

- 1.1 Mr D Pulleyn (the Applicant) has appointed me to prepare this document in support of his proposal to erect a residential development (the Application) on land to the north of Castle Close and Bishop's Close, Cawood (the Site). The accompanying 1:2500 Site Location Plan identifies the extent of the Site.

Site Description and History

- 2.1 The Application Site measures 3.3 ha and is located on the western periphery of the designated service village of Cawood. There are open fields to the north, east and west of the Site. To the south is an established housing estate. A public right of way passes along the eastern boundary. The existing vehicular access to the Site is via a field lane to the north which runs westwards from Fostergate.
- 2.2 Historically the Site has always been arable farm land and there are no commercial businesses or intensive livestock uses within the vicinity of the Site. The south east corner of the Site is currently used as grazing for horses and a timber stable building is present. The horses are not kept on commercial basis and belong to one of the residents on Bishop's Close.

Ground Covering

- 3.1 The Site grassed as can be seen from the photograph on the front cover of this document.

Subsidence and Ground Conditions

- 4.1 There is no evidence of subsidence.
- 4.2 Existing ground conditions show no evidence of discolouration. Vegetation around the site exhibits no signs of contaminants being present. During periods of extended

heavy rainfall an area adjacent to the North West corner of the Site exhibits pooling surface water.

Environment Agency Check

- 5.1 The Environment Agency's website confirms that there is no historic record of landfill or other constraint that would prejudice the development proposal. There are no abstraction licences in the vicinity of the Site.

Potential Risk

- 6.1 There is no historic use of the Site could have caused contamination to be present on the Site. A visual inspection of the Site has identified no evidence of contamination encroaching from any adjacent activity.
- 6.2 The potential for contamination is therefore considered to be low. A cautious approach will be taken with the development. If permitted, and should contamination be identified during the ground works phase of the development, works would be stopped and the council's Environmental Health Officers would be contacted so that they can oversee the necessary works to remove contaminated soil to an appropriately licenced facility.