



## **Planning Policy Statement 23: Planning and Pollution Control (PPS23)**

### **Land Contamination Questionnaire**

**For small (1 or 2 dwelling) housing developments on existing residential or greenfield sites.**

The Government's guidance on land affected by contamination is set out in Planning Policy Statement 23 (PPS23) on *Planning and Pollution Control Annex 2: Development on Land Affected by contamination*. (ODPM, 2004).

This guidance makes land contamination a material planning consideration when making decisions on planning applications. PPS23 states *because of the widespread potential occurrence of contamination, the possibility should always be considered, regardless of past land use, when development is proposed involving or introducing a particularly sensitive use.*

Sensitive end uses include the following:

- Residential developments
- Allotments
- Hospitals
- Schools and nurseries
- Children's play areas

PPS23 puts the responsibility on the developer to ensure that a development is safe and suitable for use for the purpose for which it is intended. Therefore, the developer is responsible for determining whether land is suitable for a particular development. The requirements of PPS23 are reflected in the 1App planning application form on Section 15.

In order to simplify this process, the Council has prepared a short questionnaire to be completed by planning applicants for **small (1 or 2 dwelling) housing developments on existing residential or green-field sites**. All other sensitive developments or developments on potentially or known contaminated land, including the conversion of former agricultural buildings will require a full **Phase 1 Contaminated Land investigation**, for more information please refer to this Services Advice Note at the following link:

<http://www.midsuffolk.gov.uk/NR/rdonlyres/08D9EC07-A2A9-4691-AB52-ACB2B1110CF6/0/SEPGCLAdviceNote1Feb10.pdf>

If you have any questions or queries regarding this, please do not hesitate to contact the Contaminated Land Officer on **01449 724705** or [environmentalhealth@midsuffolk.gov.uk](mailto:environmentalhealth@midsuffolk.gov.uk)



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**Land Contamination Questionnaire**

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<b>Site Address:</b>	<b>Proposal:</b>
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**Q1. Please give a brief description of the current state of the site and a description of any existing buildings and their current and former uses.**

**Q2. Please give a brief description of the proposed layout of the site, including any hard landscaping and garden areas planned for the development (Please provide a plan of the location of these areas)**

**Q3. Please describe the type of land usage currently surrounding your site.**

**North:**

**East:**

**West:**

**South:**

**Q4. Has any of the above surrounding land uses affected the application site?**

YES  NO

If **YES** then please provide further information

**Q5. Please provide an independent Environmental Search report for the site. These can be obtained online from several environmental search report companies and should cost no more than £50. Please also provide your own comments about previous land use and previous surrounding land use of the application site**

**Q6. Are there any fuel storage facilities on the site including underground and above ground petrol, diesel or domestic heating oil tanks?**

YES  NO

**If YES then please provide further information, including condition and history of leaks**

**Q7. Are there any infilled pits, wells or ponds on the site?**

YES  NO

**If YES then please provide further information**

**Q8. Is there any staining, smells or other evidence of spillages or contamination on the site?**

YES  NO

**If YES then please provide further information**

**Before signing below, please make sure you have attached the following:**

- A plan of the proposed layout including garden and hard landscape areas
- An Environmental Search Report

**By signing below you are declaring that to the best of your knowledge, information and belief the information you have been given is correct.**

<b>Completed by (Print name):</b>	<b>Address:</b>
<b>Completed by (Signed):</b>	<b>Email:</b>
	<b>Telephone No:</b>