HPK/2012/0252
18 MAY 2012

PDA GROUP

&

THE PLANNING CO-OPERATIVE

# *CONTAMINATION REPORT*

*For*

***PROPOSED RESIDENTIAL DEVELOPMENT***

At

**BROWN EDGE ROAD, BUXTON**

April 2012

BROWN EDGE CLOSE, BUXTON, PROPOSED RESIDENTIAL DEVELOPMENT

**Contamination Report**

The validation list, revised in 2010, requires an assessment of contamination to be made for all land "where contamination is known or suspected". In the case of this land there is no known contamination and no reason to suspect that there might be any contamination. This view is based on a desk top study of the history of the site and on-site observations.

Tythe and OS plans dating from the middle of the 19th Century show the land as an agricultural field. There is no development along Brown Edge Road in the vicinity of the site on the 1898 OS sheet. The 1921 OS sheet shows housing to the south and at some distance to the north of the site but nothing along the site boundary. The row of 20 semi-detached houses that currently border the site along its western boundary first appear on the 1955 OS sheet which was revised for major changes in 1949. Copies of extracts of these maps are attached ( no copy of 1921 sheet).

It is clear that there has been no industrial activity on or in close vicinity of the site and that it remained in agricultural use until developed with housing along the frontage. There is no evidence to suggest that the land has ever been used for any purpose other than agriculture.

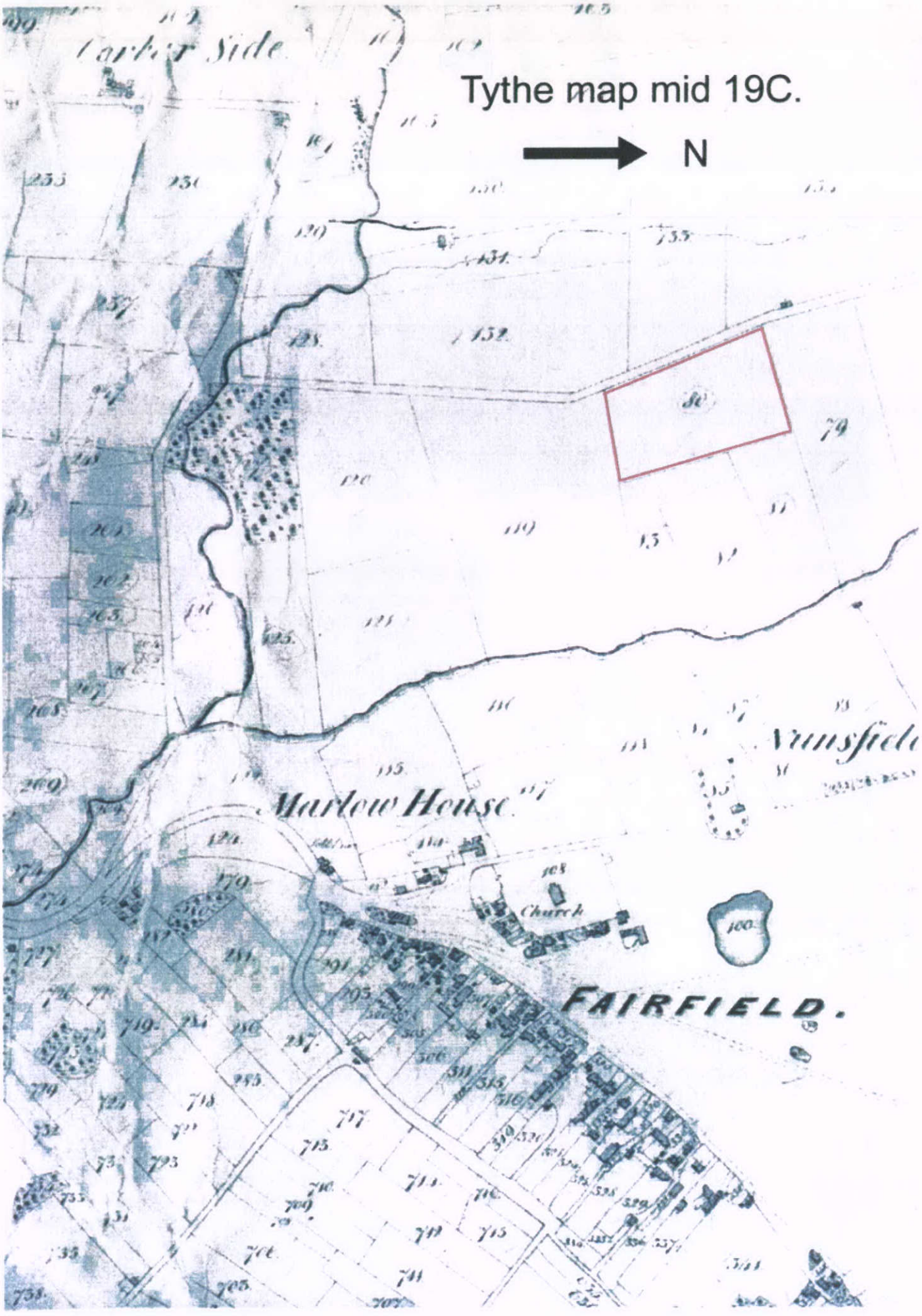
The lower (eastern) part of the site is close to the railway line and significant tipping of ash from the fire boxes of locomotives is known to have taken place on the other side of the railway further to the east. There was an extensive area of sidings there as shown on the 1955 OS sheet where locomotives were stored and serviced between runs.

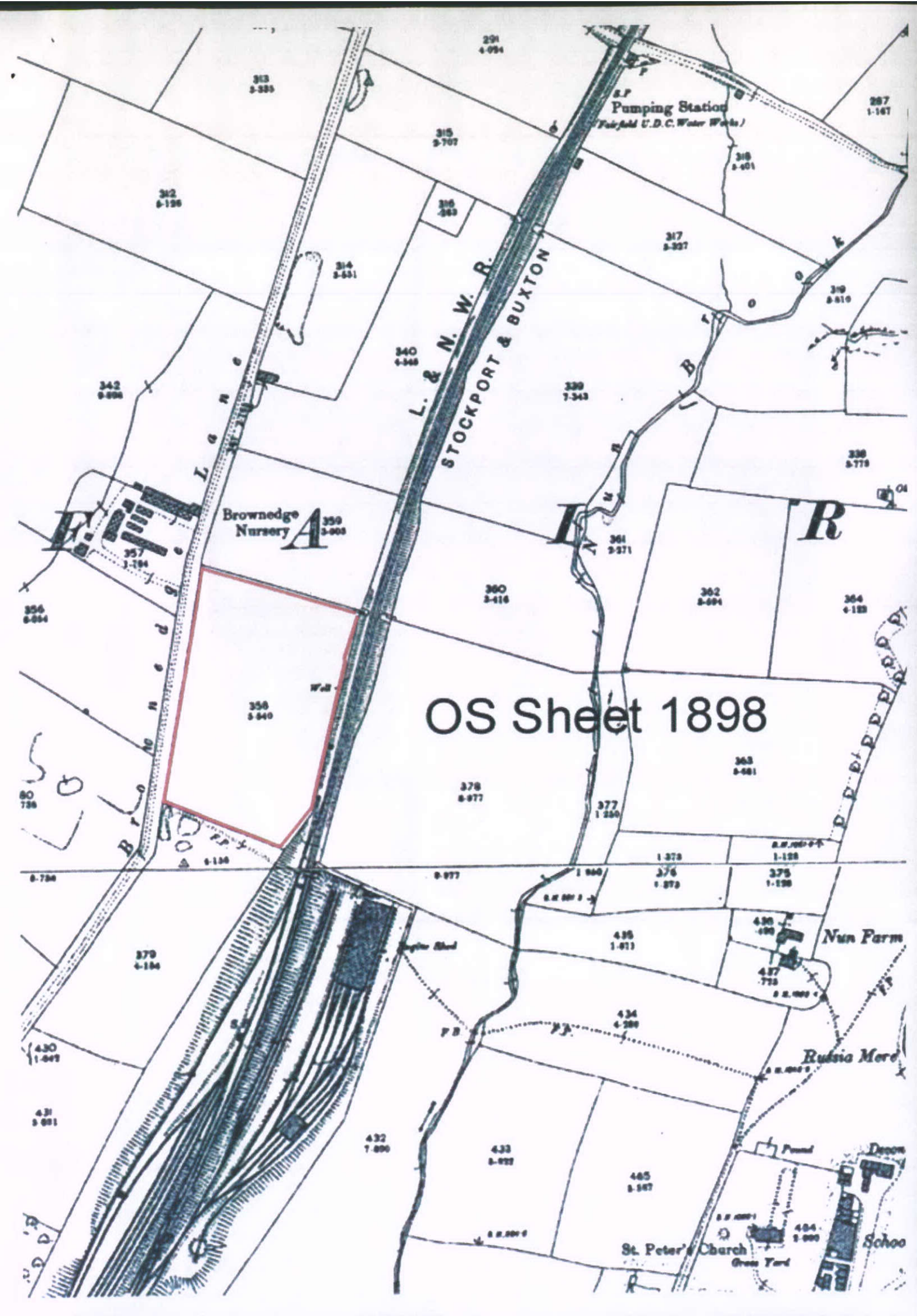
There were however no sidings to the west of the line where it ran past the site. Without a siding there would have been no possibility for tipping firebox ash or any other waste material from the rail operation onto the site as this would have involved trains being stationary on what was at the time a main line between London and Manchester.

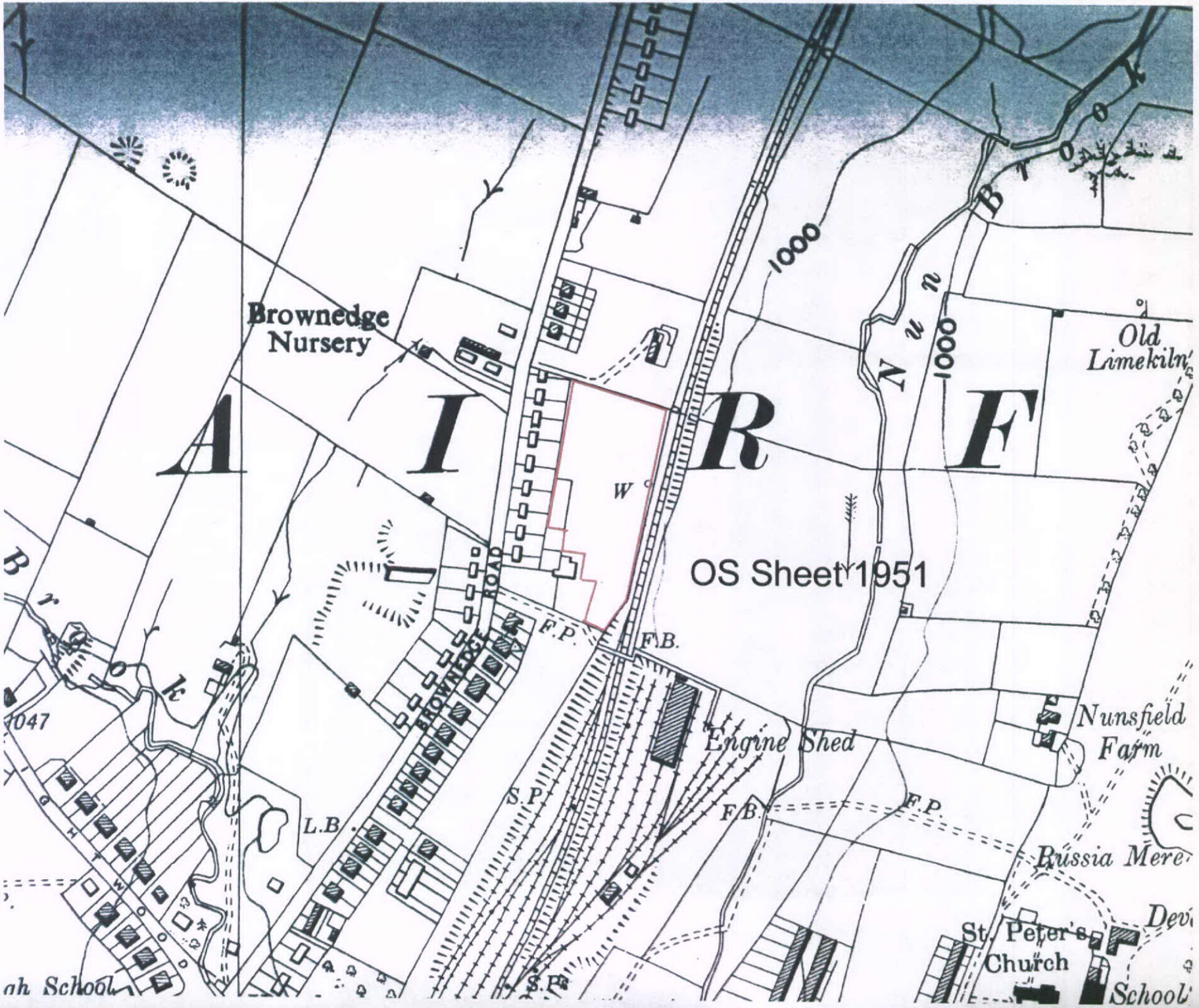
A walk over survey in August was hampered by the dense vegetation that currently covers the site. However, no evidence was found to suggest tipping or disturbance of the ground. The land was not used for the storage of fertiliser while it was being farmed. All potentially contamination activities associated with farming were confined to the adjoining farm yard

That yard has been recently redeveloped for housing by the applicant and no contamination was found.

The conclusion is that there is no reason to suspect contamination that would justify a need for further investigation beyond this study and report.


Tythe map mid 19C.
N
Marlow House
Church
FAIRFIELD.


Pumping Station
(Fairfield U.D.C. Water Works)
L. & N. W. R.
STOCKPORT & BUXTON
Brownedge Nursery
Nun Farm
Russia Mere
St. Peter's Church
Green Yard
Pound
OS Sheet 1898



Brownedge Nursery
A I R F
OS Sheet 1951
Old Limekiln
Nun Brook
1000
1000
W
F.P.
F.B.
BROWNEDGE ROAD
Engine Shed
Nunsfield Farm
S.P.
F.B.
F.P.
L.B.
Russia Mere
St. Peter's Church
School
1047