

## Contamination Assessment: Screening Assessment Form (Version 9.2)

If you are developing an individual residential property (i.e. one house in a garden) this Screening Assessment Form can be used as a basic contamination assessment, which fulfils the requirements of the 'Existing Use' section of the planning application form. This form may be used in other circumstances at the discretion of the Local Planning Authority, but please check with them first.

This Screening Assessment Form is not suitable for larger housing developments, allotments, schools, nurseries, children's play areas, playing fields, or 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.

**NOTE:** Failure to provide the required information at this stage may result in a delay in the application process and the imposition of planning conditions relating to land contamination.

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 Council's Contaminated Land Officer before proceeding, as your findings may necessitate the submission of a more detailed Phase 1 Report.

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

### APPLICANT / AGENT DETAILS

|           | Applicant                                                    | Agent |
|-----------|--------------------------------------------------------------|-------|
| Full Name | OPTIMAL HOMES LIMITED                                        |       |
| Address   | UNIT 3, AARON BUSINESS CENTRE, BITTERN WAY, BOSTON, PE21 7NX |       |
| Telephone | 07764 959856                                                 |       |
| Email     | pete@sedge-homes.com                                         |       |

NOTE:  
NEW  
OFFICE →  
ADDRESS

### DEVELOPMENT DETAILS

|                     |                                          |  |          |  |
|---------------------|------------------------------------------|--|----------|--|
| Site Name           | 5A STONEGATE, GOWBIT, SPALDING, PE12 6AH |  |          |  |
| Site Address        |                                          |  |          |  |
| Site Grid Reference | Easting                                  |  | Northing |  |

## 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/discolouration, odours, vegetation distress/dieback).

PLEASE SEE ATTACHED GROUNDWORK SUMMARY INCLUDING  
EXTENSIVE PHOTOGRAPHS

## SITE HISTORY, LAND AND BUILDING USE

|                                                                    | Domestic                            | Agricultural             | Commercial               | Industrial               | Other<br>(give details) |
|--------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| <b>Proposed land use</b><br>(tick all that apply)                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                         |
| <b>Current land use</b><br>(tick all that apply)                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                         |
| <b>Past land use –<br/>last 150 years</b><br>(tick all that apply) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | AS FAR AS<br>WE KNOW    |

**NOTE:** If the site has a past or current industrial use, this Screening Assessment Form should not be used and you will need to submit a Phase 1 Report (Preliminary Risk Assessment) instead.

| If the past land use has<br>changed, please give<br>date of change(s)<br>(please use category<br>types from the previous<br>table). | From | To                                   | Land Use |
|-------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------|----------|
|                                                                                                                                     | N/A  | ALWAYS DOMESTIC USE TO OUR KNOWLEDGE |          |
|                                                                                                                                     |      |                                      |          |
|                                                                                                                                     |      |                                      |          |

## ADJACENT LAND USE

|                                                                    | Domestic                            | Agricultural             | Commercial               | Industrial               | Other<br>(give details) |
|--------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| <b>Current land use</b><br>(tick all that apply)                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                         |
| <b>Past land use –<br/>last 150 years</b><br>(tick all that apply) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | AS FAR AS<br>WE KNOW    |

|                                                                                                                                      |      |
|--------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Provide details of any surface water<br/>present on adjacent land</b> (including<br>drains, ponds, streams and rivers).           | NONE |
| <b>Provide details of any groundwater<br/>or surface water abstractions on<br/>adjacent land</b> (including wells and<br>boreholes). | NONE |

## PREVIOUS LAND CONTAMINATION REPORTS

|                                                                                        |                                         |                             |
|----------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| <b>Have any land contamination reports<br/>previously been completed for the site?</b> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|----------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|

If 'Yes', please provide a copy of the land contamination report(s) to support your planning application.

*ALREADY SUPPLIED AS PART OF OUR ORIGINAL PLANNING APPLICATION (PART OF A SIGNIFICANT REPORT FROM GOLDFINCH)*

## IMPORTED SOIL

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

*PLEASE  
SEE DETAILS  
IN  
APPENDIX  
ATTACHED*

If 'Yes', please refer to the YALPAG guidance on Verification Requirements for Cover Systems (available to download from most council websites in the region).

## SUSPECTED CONTAMINATION

|                                                                                                                                                                                                                           |                              |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>Based on the information you have provided<br/>in this form, do you think that contamination<br/>could be present at the site?</b>                                                                                     | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <p><del>If yes, please provide details:</del></p> <p><i>PLEASE SEE SEVERAL FOUNDATION DIG PHOTOGRAPHS IN APPENDIX ATTACHED. COUNCIL HAVE BEEN PRESENT AT SEVERAL KEY STAGES OF FOUNDATION WORKS AT THIS PROPERTY.</i></p> |                              |                                        |

|                                                                                                                                                                                                                        |                                       |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------|
| <b>What have the existing buildings onsite been used for?</b> (please state if applicable)                                                                                                                             | DOMESTIC GARDEN & GARAGE/<br>WORKSHOP |                                        |
| <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 checked="" 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> | N/A                                   |                                        |

|                                                                                                                                |                              |                                        |                           |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|---------------------------|
| <b>Have any fuels/chemicals been stored onsite?</b>                                                                            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | } NOT TO OUR<br>KNOWLEDGE |
| <b>Have there been any fuel/chemical spills or leaks?</b>                                                                      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |                           |
| <b>If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.</b> | N/A                          |                                        |                           |

| <b>Have there been any pollution incidents, either reported or unreported?</b><br>For information please refer to the Environment Agency's 'What's in your Backyard' website. | Reported                     |                                        | Unreported                   |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|------------------------------|----------------------------------------|
|                                                                                                                                                                               | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

|                                                                                                           |      |
|-----------------------------------------------------------------------------------------------------------|------|
| <b>Provide details of any surface water present onsite</b> (including drains, ponds, streams and rivers). | NONE |
| <b>Provide details of any groundwater or surface water abstractions</b> (including wells and boreholes).  | NONE |

## WASTE DISPOSAL ACTIVITIES

Landfill sites can sometimes contaminate surrounding land. For more information and to check if any landfill sites are located near your site, please refer to the Environment Agency's 'What's in your Backyard' website 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 checked="" type="checkbox"/> | } NOT TO OUR<br>KNOWLEDGE |
| <b>Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?</b> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |                           |
| <b>Is there any evidence of demolition activities (e.g. rubble) onsite?</b>                                   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |                           |
| <b>If 'Yes' to any of the above, please provide details.</b>                                                  |                              |                                        |                           |

## INFORMATION SOURCES

Please provide details of the sources of information you have used to complete this form.

- CODA BUILDERS
- PERSONAL EXPERIENCE DURING THE FOUNDATION WORK
- NEVILLE WALL, WHO WAS ENGAGED TO DO OUR ARCHAEOLOGICAL WORK, BOTH AT PLANNING STAGE + VIA HIS PERSONAL PRESENCE ON SITE DURING EXCAVATIONS
- GOLDENHAY ENVIRONMENTAL LIMITED DESKTOP STUDY AT PLANNING STAGE

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

Signed  ..... Nick Witome ..... Date 10/12/2019 .....

Please submit this completed form and photographs to the Local Planning Authority with your completed Planning Application Form.

OFFICE USE: Please ensure that this form is forwarded to the Council's Contaminated Land Officer for consideration.



**Groundworks at the bungalow at 5A, Stonegate, Cowbit, Spalding, PE12 6AH**

**Planning Reference Number: H01-0512-19**

This document summarises the key inspection, site levelling and soil improvement work undertaken during the groundwork phase of the construction of this property.

- When digging foundations and clearing the site, an independent archaeologist and Building Control and Planning Department members attended site on several occasions and no contamination was found at any stage.
- Our builder, Coda Builders, were asked to stop and report anything unusual found during the groundwork phase of the project, and they had no cause to do so.
- We have built up the ground on this site significantly as part of the project due to the slope on the site at the outset. We added c. 120 tonnes of topsoil to level the site. At the roadside (front of the new bungalow), there was no building up to do; at the rear of the site (back of the rear garden along the new rear fence line), there was approximately a metre of soil added. Our builder has estimated that the depth of built-up topsoil at the back of the bungalow was at least 0.3 metres.
- The following photographs show clearly the detail of the footings, where they are in the site and how the levels dropped away towards the rear of the site, prior to us adding the topsoil as described above.



































