Appendix 2 – Screening Assessment Form (Version 12.2)

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

If you are undertaking a small development (such as one house in a garden) most Local Authorities will accept this Screening Assessment Form as a basic contamination assessment, which fulfils the requirements of the 'Existing Use' section of the planning application form. The use of this form is at the discretion of the Local Authority. If you are unsure whether it can be used for your development, please check with the Council's Contaminated Land Officer.

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 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 this may necessitate the submission of a more detailed Phase 1 Report.

1. APPLICANT / AGENT DETAILS

Full Name	JASON THAME
Address	QUEENS BANK HOUSE, QUEENS BANK PE6 0JR
Telephone	[redacted]
Email	

2. DEVELOPMENT DETAILS

Site Name	QUEENS BANK HOUSE			
Site Address	QUEENS BANK, CROWLAND PE6 0JR			
Site Grid Reference	Easting	527340	Northing	314563

3. SITE DESCRIPTION

Please provide a detailed description and photographs of the land being developed. Include details of the layout and ground covering, existing buildings and 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).
The proposed building is to replace previous existing outbuildings associated with the main House - Queens Bank House farm. The location of the building is identified on the site plan and this can be compared to the existing site plan. A photograph (1) is attached to identify the buildings which have been removed. The materials from those buildings have been used for an extension on the main house, with some being used on the proposed.
Please tick to confirm that relevant photographs have been included ☑

4. SITE HISTORY, LAND AND BUILDING USE

Proposed land use (tick all that apply)	Domestic ☑	Agricultural ☑	Commercial ☐	Industrial ☐	Other (give details)
Current land use (tick all that apply)	Domestic ☑	Agricultural ☑	Commercial ☐	Industrial ☐	Other (give details)
Past land use – last 150 years (tick all that apply)	Domestic ☑	Agricultural ☑	Commercial ☐	Industrial ☐	Other (give details)

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 changed, please give date of change(s) (please use category types from the previous table).	Land Use	Start Date	End Date
	Land Use	Start Date	End Date
	Land Use	Start Date	End Date

What have the current and any former buildings onsite been used for?		
Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes ☐	No ☑
If 'Yes', please state whether an asbestos survey has been carried out and whether the material will be removed as part of the development.		

Is there any evidence of demolition activity or rubble onsite?	Yes ☐	No ☑
If 'Yes', please provide details of the type, location and quantity of the material.		

Have any fuels/chemicals been stored onsite?	Yes ☐	No ☑
Have there been any fuel/chemical spills or leaks?	Yes ☐	No ☑
If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.		

Have there been any pollution incidents, either reported or unreported? For information please refer to Environmental Pollution Incidents on data.gov.uk	Reported ☐	Unreported ☐	None ☑

Provide details of any surface water present onsite (e.g. drains, ponds, streams and rivers).	N/A
Provide details of any groundwater or surface water abstractions (including wells and boreholes).	N/A

5. 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 or contact the Council's Contaminated Land Officer.

Have any waste disposal activities (including the burning of waste) been carried out onsite?	Yes ☐	No ☑
Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?	Yes ☐	No ☑
If 'Yes' to either of the above, please provide details.		

6. MINING & QUARRYING

Mining and quarrying activities can sometimes contaminate surrounding land. You can use the Coal Authority interactive map viewer on https://www.gov.uk/guidance/using-coal-mining-information to check if your site could be affected by coal mining.

Have any mining or quarrying activities been carried out onsite or within 250 metres of the site?	Yes ☐	No ☑
Is the site located in a coal mining reporting area?	Yes ☐	No ☑
Is the site located in a Coal Authority development high risk area?	Yes ☐	No ☑
Are any coal or mine entries located onsite or within 50 metres of the site?	Yes ☐	No ☑
If 'Yes' to any of the above, please provide details.		

7. RADON GAS

Radon is a colourless, odourless radioactive gas formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. Exposure to this type of radiation is a risk to health. To check if your site is in a radon affected area, you can view the indicative radon map on https://www.ukradon.org/information or you can purchase a more detailed radon address search.

Which Radon potential band is the site in?	Less than 1% (low risk) ☑	1-3% (medium risk) ☐	3-5% (medium risk) ☐
	5-10% (medium risk) ☐	10-30% (high risk) ☐	Greater than 30% (high risk) ☐

8. ADJACENT LAND USE

Current land use (tick all that apply)	Domestic ☑	Agricultural ☐	Commercial ☐	Industrial ☐	Other (give details)
Past land use – last 150 years (tick all that apply)	Domestic ☑	Agricultural ☐	Commercial ☐	Industrial ☐	Other (give details)

Provide details of any surface water present on adjacent land (e.g. drains, ponds, streams and rivers).	Only local dykes to North West South of Main House
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	N/A

9. PREVIOUS LAND CONTAMINATION REPORTS

Have any land contamination reports previously been completed for the site?	Yes ☐	No ☑

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

10. IMPORTED SOIL

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?	Yes ☐	No ☑

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

11. SUSPECTED CONTAMINATION

Based on the information you have provided in this form, do you think that contamination could be present at the site?	Yes ☐	No ☑
If 'Yes', please provide details:		

12. INFORMATION SOURCES

Please provide details of the sources of information you have used to complete this form.
Ordnance Survey ukradon information Topographical Survey

13. DECLARATION

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

Signed .....[redacted]..... Date 21-07-2023

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.


Photograph 1