Gedney, Oliver

From: Polly Harris-Gorf
Sent: 06 August 2020 13:27
To: _planningadvice
Subject: FW: H03-0552-20 SHRUBBERY FARM
Attachments: Land Contam Form001.pdf; We sent you safe versions of your files

Please treat attached as 6SUP (additional information)

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.



From: Jon Richards <jon@jrad.co.uk>
Sent: 06 August 2020 12:56
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: Re: H03-0552-20 SHRUBBERY FARM

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Hi Polly

As requested please find attached completed screening assessment form for the site.
I also attach images of the land, within the applicants ownership, adjacent to the existing buildings.

Can you advise if the consultation period is now over? If not, can you update me on feedback from the consultees/ neighbours when it is please.

Thanks in advance.

Regards

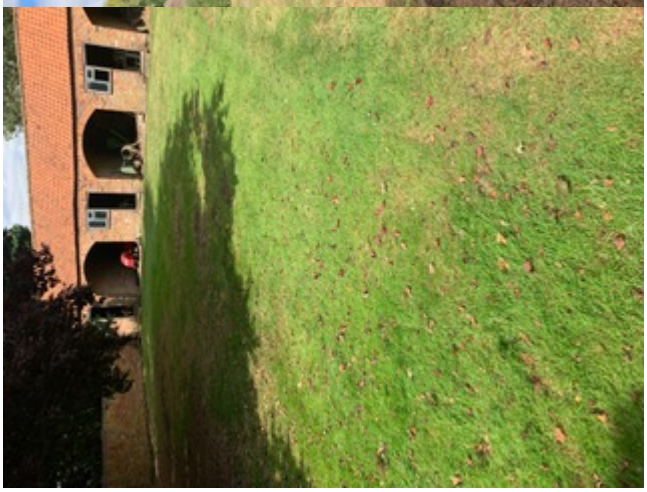
Jon Richards

Architect
BA (Hons) Dip Arch UCL ARB RIBA

Jon Richards Architectural Design
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+ 44 (0)7970 288376



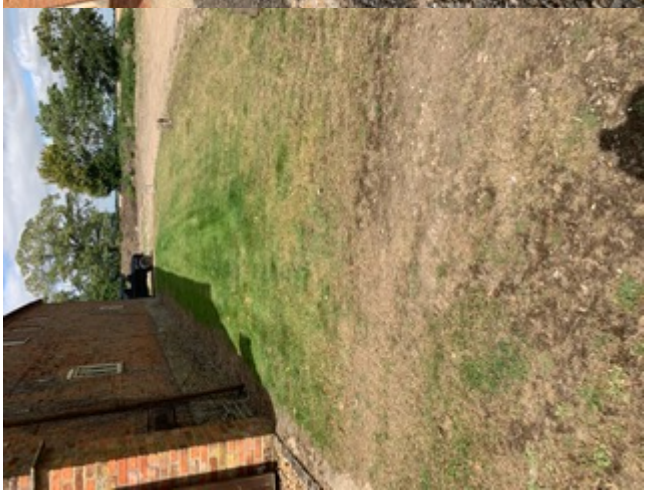














On 4 Aug 2020, at 08:40, Polly Harris-Gorf <pharris-gorf@sholland.gov.uk> wrote:

Dear Jon

The conversion of existing barns and live/work unit into a 5 bedroom dwelling.

Please see the Environmental Protection Officer's comments below. Please return the screening assessment form as soon as you can.

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504
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<image001.png>

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 03 August 2020 16:04
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: Online web comments received for application: H03-0552-20

H03-0552-20

Comments have been received on the above application via the website and have been
transferred to Ocella.

The comments are as follows:

Consultee Name: Sue Armour

Address: Environmental Protection Officer SHDC

Date Transferred: Unrecognised Format

Planning Officer: Polly Harris-Gorf

Response Type: **Comments**

Comments:

I request that the applicant fills in a screening assessment form prior to determination, and accompanies it with plenty of photos. Alternatively I request the full land contamination condition at this location. The screening assessment form can be downloaded from https://www.sholland.gov.uk/article/11653/Planning-Application-Consultations-Condition-Discharge

Consult_Off_WM ODB127

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Appendix 2 – Screening Assessment Form (Version 10.3)

If you are undertaking a small development (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	RICHARD SAINSBURY	JON RICHARDS
Address	SHRUBBERY FARM MAIN ROAD PE11 3DJ	1 RED HOUSE PADDOCK THURLOXTON PE9 4RG
Telephone		07970 288376
Email		JON@JRAD.CO.UK

DEVELOPMENT DETAILS

Site Name	SHRUBBERY FARM			
Site Address	MAIN ROAD PE11 3DJ			
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).
CONVERSION OF EXISTING BRICK & STONE BUILT BARNS. SURROUNDING LAND IS EITHER GRAVEL FINISHES OR GRASS. NO EVIDENCE OF FORMER BUILDINGS NO EVIDENCE OF MADE/FILLED GROUND. NO EVIDENCE OF SUBSIDENCE OR CONTAMINATION.

SITE HISTORY, LAND AND BUILDING USE

Please undertake a complete historical map review dating back to the mid/late 1800's, to provide a description of the previous uses(s) of the site and immediate surrounding area. *Historical maps are available to view online and possibly at local libraries.*

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

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).	From	To	Land Use
		2003	AGRICULTURAL
	2003	PRESENT	DOMESTIC

What have the existing buildings onsite been used for? (please state if applicable)	PART LIVE/WORK PART STORAGE

Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes ☑	No ☐
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.	- HEATER FLUE - SURVEY WILL BE UNDERTAKEN POST PLANNING WITH ANY ASBESTOS FOUND REMOVED FROM SITE.	

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.	N/A	

	Reported		Unreported	
Have there been any pollution incidents, either reported or unreported? For information please refer to Environmental Pollution Incidents on data.gov.uk	Yes ☐	No ☑	Yes ☐	No ☑

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

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 ☑
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes ☐	No ☑
If 'Yes' to any of the above, please provide details.		

ADJACENT LAND USE

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

Provide details of any surface water present on adjacent land (including drains, ponds, streams and rivers).	None
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	None

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.

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).

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:		

INFORMATION SOURCES

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

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

Signed ..... Date 04.08.20

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.