Screening Assessment Form (Version 11.2)

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 potentially contaminating land 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	J WYER	MIKE SIBTHORP
Address	OWL BARN WHAPLODE DROVE PETERBOROUGH PE12 0TT	LOGAN HOUSE LIME GROVE GRANTHAM NG31 9JD
Telephone		01476 569065
Email		mikes@msplan.co.uk

DEVELOPMENT DETAILS

Site Name	BARNS AT EAST REACH FARM			
Site Address	EAST REACH FARM, MAIN ROAD, HOP POLE, SPALDING, PE11 3HJ			
Site Grid Reference	Easting	519206	Northing	314272

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).
See statement accompanying application site comprises 2(no.) agricultural buildings most recently utilised for agricultural purposes. Photographs of buildings appended.

SITE HISTORY, LAND AND BUILDING USE

	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
	BUILDINGS HAVE ONLY PREVIOUSLY BEEN USED FOR AGRICULTURAL PURPOSES		

What have the existing buildings onsite been used for? (please state if applicable)	BUILDINGS HAVE ONLY PREVIOUSLY BEEN USED FOR AGRICULTURAL PURPOSES	
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.	THE STEEL FRAMED BUILDING IS UNDERSTOOD TO CONTAIN ASBESTOS CONTAINING MATERIALS. THESE MATERIALS, WHICH ARE TO BE REPLACED AS PART OF THE CONVERSION, WILL BE SUBJECT TO APPROPRIATE SURVEY UNDER THE RELEVANT ASBESTOS REGULATIONS , AND REMOVED ACCORDINGLY	

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.		

	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.
CORRESPONDENCE AND DISCUSSIONS WITH APPLICANT AND ARCHITECT

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

Signed MIKE SIBTHORP …….. Date 21/12/2021 ……

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

PHOTOS BELOW
ADDITIONAL PHOTOS WITHIN STRUCTURAL REPORT

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















