

Gedney, Oliver

From: Polly Harris-Gorf
Sent: 07 January 2021 16:08
To: _planningadvice
Subject: FW: Online web comments received for application: H09-1058-20
Attachments: We sent you safe versions of your files; Northons Lane Env Screening Dec20.pdf;
Northons Lane Screening Assessment Supporting Information Jan21.pdf

6SUP (Additional Environmental Screening Assessment information)

From: alan@moultonland.co.uk
Sent: 07 January 2021 16:02
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Armour, Susan <pollution@sholland.gov.uk>
Subject: RE: Online web comments received for application: H09-1058-20

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

This message originated from outside your organization

Good afternoon Polly and Sue
Please find attached Screening Assessment Form and supporting information to hopefully address the potential land contamination element. If you do require any further information on this please do not hesitate to ask me.

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning

1 Chapel Court Wansford Peterborough PE8 6JF
email alan@moultonland.co.uk

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	THE PADDOCK FARM TRUST	ALAN FINCH MOULTON LAND AND PLANNING LTD
Address	1 ABBOTS CRESCENT SPALDING	1 CHAPEL COURT WANSFORD PETERBOROUGH PE8 6JF
Telephone		
Email		alan@moultonland.co.uk

DEVELOPMENT DETAILS

Site Name	LAND ADJACENT LONGFIELD HOUSE			
Site Address	NORTHONS LANE, HOLBEACH PE12 7PZ			
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/dischouration, odours, vegetation distress/dieback).

THE APPLICATION IS PREDOMINANTLY AGRICULTURAL FARM LAND UNDER CROP WITH A PORTION OF THE FRONTAGE BEING HARDSTANDING AND A SINGLE STORAGE SHED.

THE SHED WAS ERECTED IN 1977 AND USED FOR STORING AGRICULTURAL MACHINERY AND SEASONAL CROPS. THE FLOOR IS SOLID CONCRETE WITH NO GULLIES etc.

THE ONLY ACTIVITY OF BURNING AS REFERRED TO IN THE PHASE 1 REPORT FOR THE ADJACENT RESIDENTIAL APPLICATION IS OCCASIONAL DOMESTIC BY THE APPLICANT.

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

What have the existing buildings onsite been used for? (please state if applicable)

PLEASE SEE ABOVE NOTES.

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.	PRIOR TO DEMOLITION/REMOVAL OF BUILDING AN APPROPRIATE SURVEY WILL BE COMMISSIONED BY APPLICANT.	

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	
	Yes ☐	No ☒	Yes ☐	No ☒

Provide details of any surface water present onsite (including drains, ponds, streams and rivers).	PIPED S.W. DRAIN ACROSS SITE FRONTAGE
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.

* ADJACENT LAND COVERED THIS SITE

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.

APPLICANT KNOWLEDGE FROM OWNERSHIP OF SITE
HISTORIC MAPS
SITE PHOTOGRAPHS

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

Signed AJFINCH Date 21/12/2020

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.

PROPOSED RESIDENTIAL DEVELOPMENT ADJ LONGFIELD HOUSE NORTHONS LANE HOLBEACH

SHDC Planning Ref H09-1058-20 - Supporting Information to Environmental Screening Assessment

Google earth image - 1999

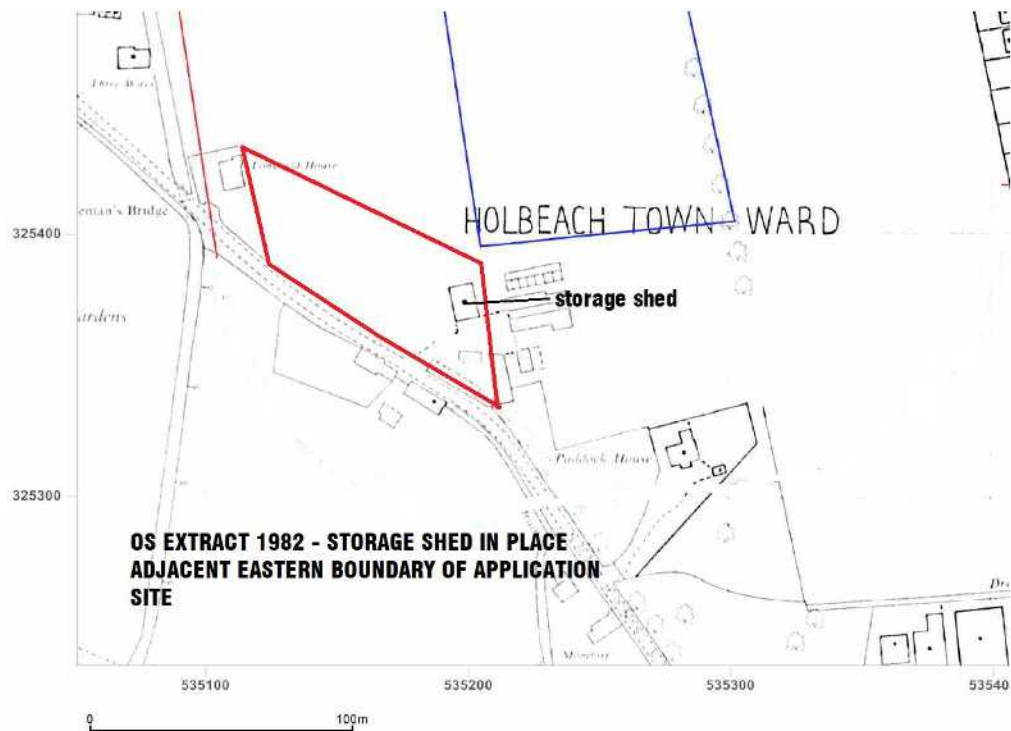
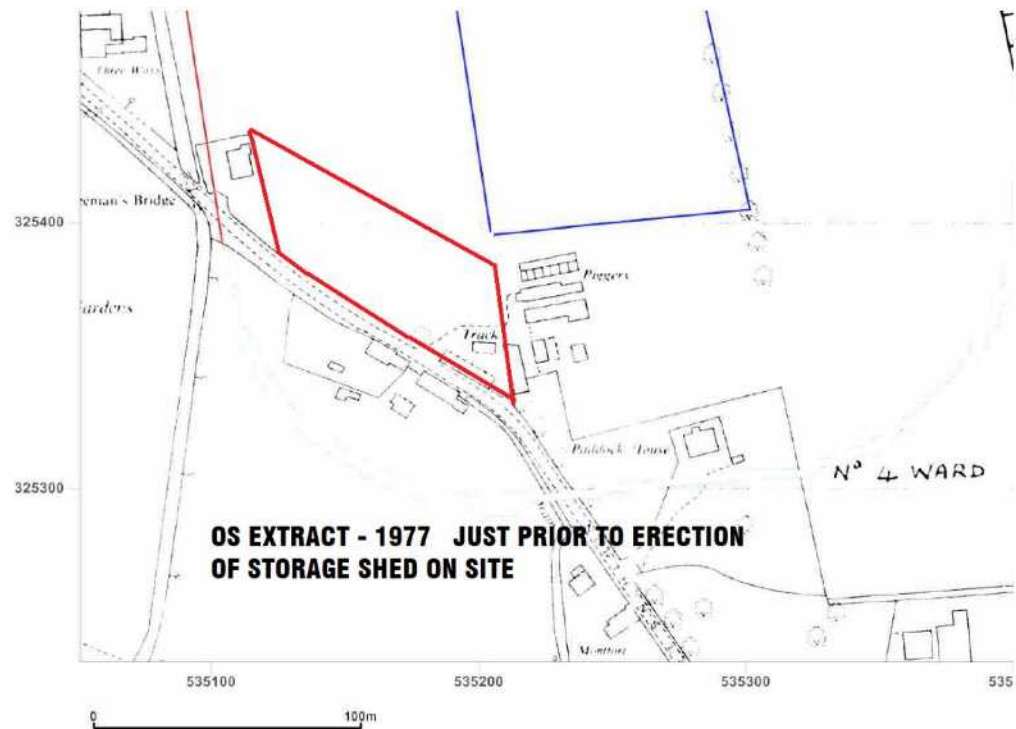


Google Earth image – 2018

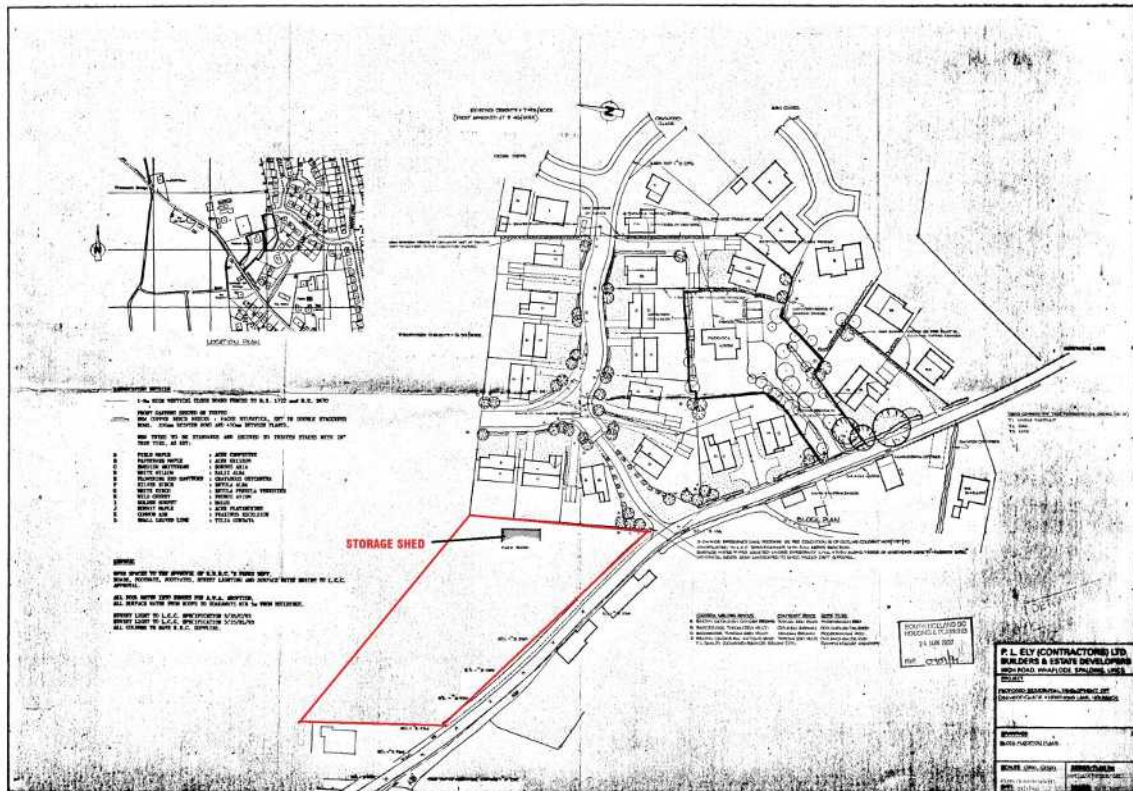


PROPOSED RESIDENTIAL DEVELOPMENT ADJ LONGFIELD HOUSE NORTHONS LANE HOLBEACH

HISTORIC MAPS EXTRACTS



PROPOSED RESIDENTIAL DEVELOPMENT ADJ LONGFIELD HOUSE NORTHONS LANE HOLBEACH



Adjacent Residential Development by Messrs PL Ely Contractors to east of application site

PHOTOGRAPHS OF BUILDING



Front elevation of storage building

PROPOSED RESIDENTIAL DEVELOPMENT ADJ LONGFIELD HOUSE NORTHTONS LANE HOLBEACH



Side elevation of building viewed from site frontage



Interior of building