

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	Mr. James Kirk	Oglesby and Limb Limited
Address	The Coach House, 107 High Road, Moulton, Spalding, PE12 6PD	Suite 1 Market Chambers 12 Market Place Spalding, PE11 1SL
Telephone	07879 112233	(01775) 761196
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DEVELOPMENT DETAILS

Site Name	Broadwater Farmyard			
Site Address	Broadwater Lane, Moulton, Spalding, PE12 0XX.			
Site Grid Reference	Easting	530810	Northing	320924

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).

The site is located south of Broadwater Lane (B1165), at the west end, close to the junction with Fen Gate and Hall Gate (approx. 3000 NNE of Moulton Chapel). The land is accessed from Broadwater Lane.

The site is generally surfaced with grass with a grass track running along the west side, giving access to the barn and field beyond. An historic map study has indicated that the site was developed prior to 1887. The map resource from 1887 indicates a barn with possibly stables or cow sheds in the vicinity of the current barn. There are no remnants of this earlier structure visible. The north end of the site accommodated a dwelling, the layout of which appears to have changed over the course of the 20th Century. There is a pile of building debris (brick etc) at the north end of the site which appears to be all that remains.

The site contains an agricultural shed comprising a main block, with a lean-to at the north end, which totals approximately 299m² in area. There is are no visible signs to indicate subsidence, nor made ground. The walls of the shed are finished in steel sheet cladding and the roof and rainwater goods appear to be of cement fibre construction (possibly containing asbestos).

The building and claddings are generally in reasonable order.

There are no obvious signs to indicate contamination of the ground.

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)	Yes	No	No	No	No
Current land use (tick all that apply)	No	Yes	No	No	No
Past land use – last 150 years (tick all that apply)	Yes	Yes	No	No	No

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
			N/A

What have the existing buildings onsite been used for? (please state if applicable)	Agriculture
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Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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.	To date an asbestos survey has not been undertaken, though it is suspected that the roof coverings and rainwater goods will be found to contain Chrysotile. A survey will be undertaken before any of the material is disturbed. Any ACM will be removed appropriately.	

Have any fuels/chemicals been stored onsite?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have there been any fuel/chemical spills or leaks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Provide details of any surface water present onsite (including drains, ponds, streams and rivers).	None on site, but Moulton River to immediate west of site.
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If 'Yes' to any of the above, please provide details.	Building rubble present from former cottage at north end of site.	

ADJACENT LAND USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Current land use (tick all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Past land use – last 150 years (tick all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Provide details of any surface water present on adjacent land (including drains, ponds, streams and rivers).	Moulton River (SHIDB High Priority Watercourse DRN197P4901) immediately to west of site. Further small drain south-east of site.
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please provide details:		
<p>The site appears to have been used to accommodate Broadwater Farmyard since at least as early as 1887 (the earliest map found during this study), The north end of the site appears to have accommodated the dwelling, but this was demolished some years ago (remnants of the brickwork etc remain at the north end of the site). The remainder of the site appears to have been in agricultural use again since at least as early as 1887. This use appears to have continued since.</p>		

INFORMATION SOURCES

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

Histotic maps from 1887, 1903, 1938, 1958 and 1971.
Google images from 1999, 2004 and 2020.
Current drone images taken 29.08.23.
Visual inspection during walk around in 2023.
Reference to asbestos report undertaken for a similar building on another site.
Water Managment Alliance website (for SHIDB drain information).
Data.gov.uk for pollution incidents.
Local knowledge.

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

SignedOglesby and Limb Limited..... Date30.04.2025.....

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.

HISTORIC STUDY FOR YALPAG ASSESSMENT

Site History, Archive Research and Planning History

Site History:

Historic map study:

The following maps and aerial images illustrate how development and use of the site has evolved since the late 19th Century.

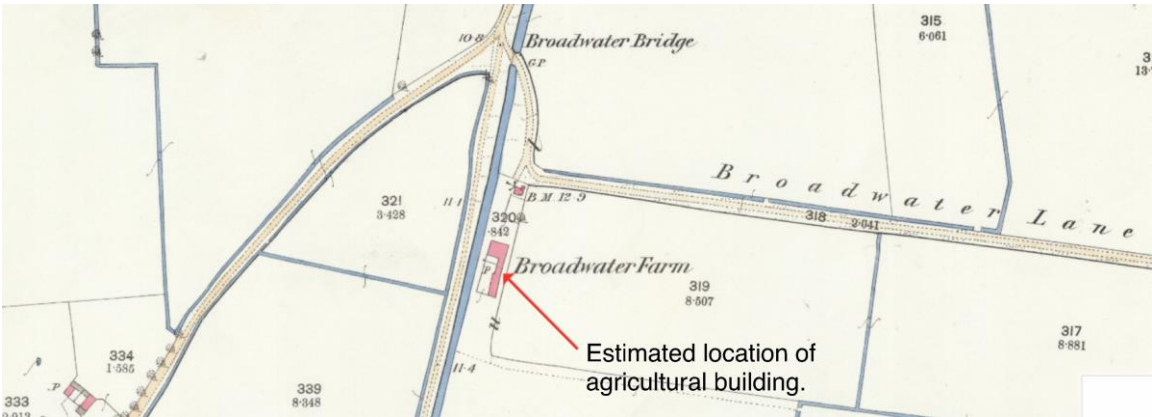


Fig. 1 Ordnance Survey map of 1887

The 1887 map shows the property known as 'Broadwater Farm'. At that time there is a building adjacent Broadwater Lane, which is believed to have been a small cottage. On the site of the existing barn there is a main block at the north end, with a narrow range projecting south, with what looks like an enclosed yard on the west side. These could have been brick buildings, possibly comprising a main barn with stables or cattle shelters etc. The surrounding area is undeveloped land, presumed to be in agricultural use. The agricultural shed to the north of Broadwater Lane, and the dwellings north-west and west of the site do not exist at this date.

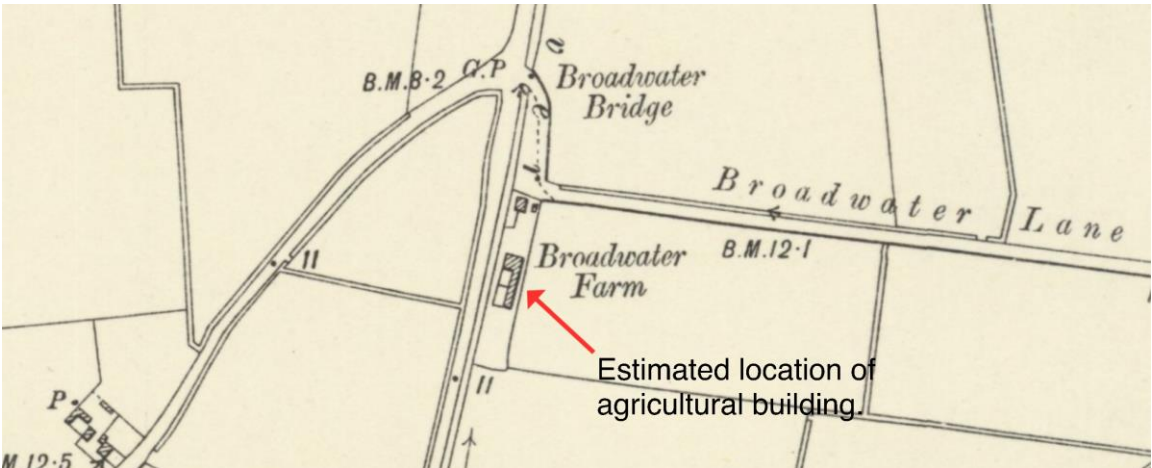


Fig. 2 Ordnance Survey map of 1903

The 1903 map shows two buildings at the entrance to the site, the one shown in the 1887 map plus another on the west side of the access track, possibly a larger, replacement dwelling. There is no detail to indicate what this additional building might be. The building in the location of the existing barn remains largely as shown in 1887.

The site still has the title 'Broadwater Farm'. There is still no further development north or north-west of the site.

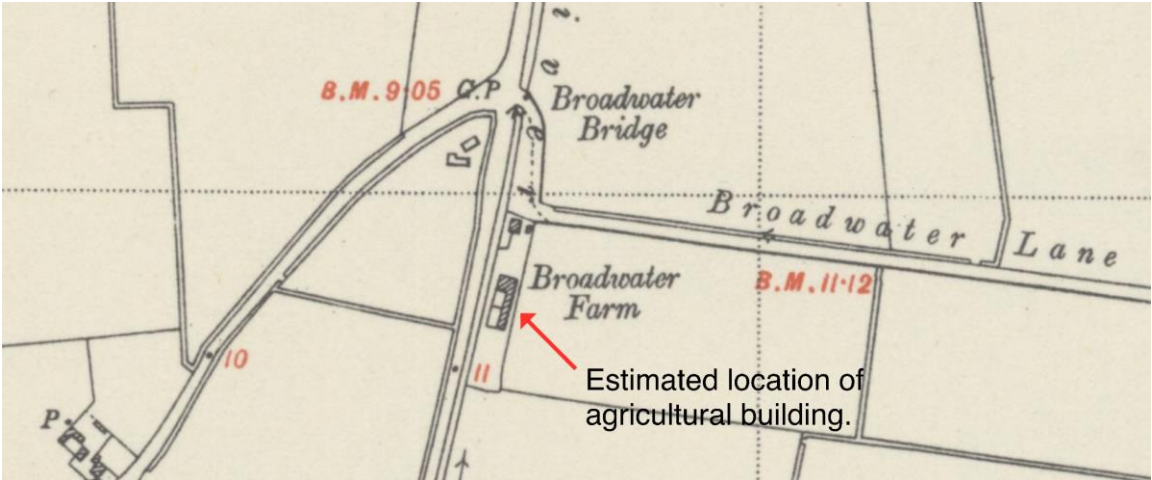


Fig. 3 Ordnance Survey map of 1938

The 1938 map shows the same details for this site as the 1903 edition. It is noted that additional buildings are now present on the west side of Engine Bank, north-west of this site.

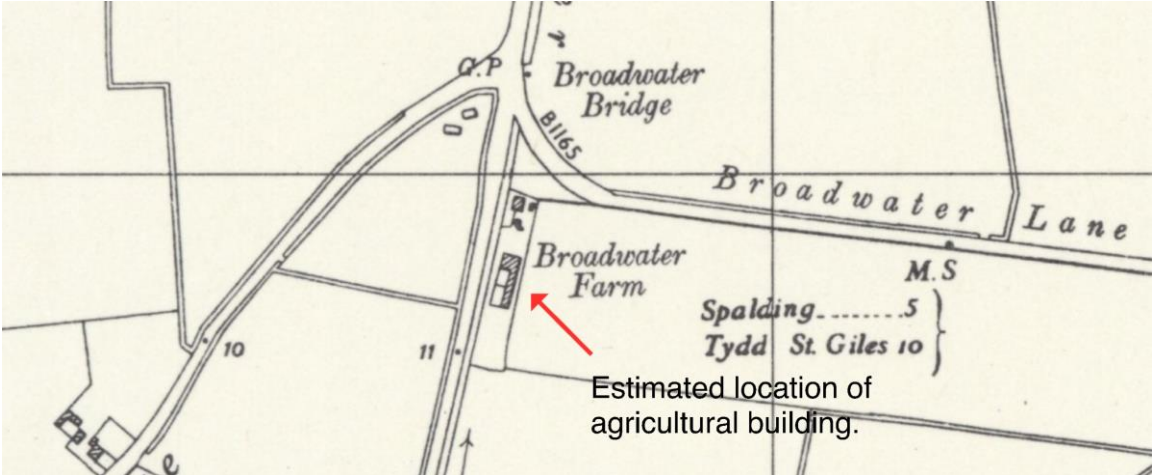


Fig. 4 Ordnance Survey surveyed from pre-1930, published 1958

This map, published in 1958 shows similar detail on the site as that dating from 1938. It is however noted that there is a further small structure behind the block on the west side of the road frontage. In addition, the line of Broadwater Road appears to have been altered to provide a gentler curve.

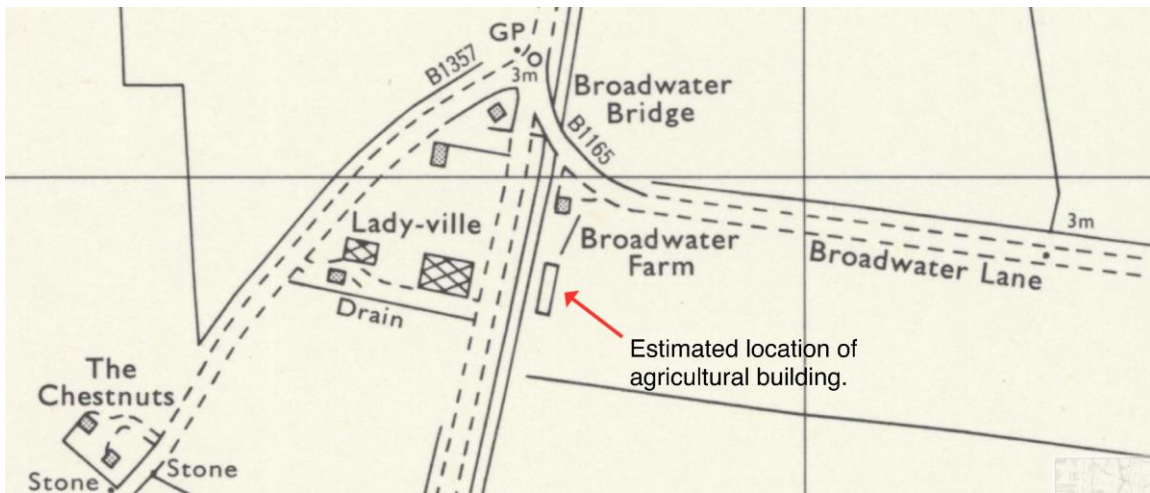


Fig. 5 Ordnance Survey map of 1971

The 1971 map is at smaller scale than some of its predecessors and consequently there is less detail. Buildings are depicted as rectangles rather than reflecting actual footprint shape. Consequently, it is not easy to accurately interpret changes that may have occurred. To the west of the site, a further residence 'Lady-Ville' is now recorded on the map and appears to have glasshouses along its south side. There is a further block north of this, which again appears to be a separate residence. The three small structures at the north end of the barn site now appear as a single block, though whether this accurately reflects development on site cannot be concluded. The site of the existing barn now shows a simple rectangle. This could indicate that the earlier barn and range has been demolished in favour of a simpler structure, though there is no further evidence to corroborate this.



Fig. 6 Aerial photo from approximately 1999

The 1999 image shows the barn as it exists in 2023. The agricultural shed to the north of Broadwater Lane is now evident, as are the dwellings west of Engine Bank. 'Lady-Ville' now has a larger expanse of glass houses, again west of the Moulton River.



Fig. 7 Aerial photo from approximately 2004

The 2004 image is largely the same as that from 1999 except that some of the glasshouses at 'Lady-Ville' appear to have been removed. The proposed development site is unchanged.



Fig. 8 Aerial photo from approximately 2020

The 2020 image is largely the same as that from 2004 except that the agricultural use of 'Lady-Ville' appears to have reduced, with a large area now used for grazing animals. The proposed development site is unchanged.

The maps and images reviewed in this study confirm that the site was in use for agricultural purposes from at least as early as 1887. At that time there was no further development on land surrounding the site, only Broadwater Farm existed. There was originally a barn and possibly attached range and yard as early as 1887 and this remained in place until the mid-20th Century. Possibly around 1950 or soon afterward the existing structure appears to have been demolished to make way for the existing timber-framed barn. At the north end of the site there was further development, albeit at smaller scale. This appears to have been added to during the first decades of the 20th Century. These buildings are believed to have been demolished, possibly after 1950. The site has been in agricultural use since before 1887 and this use appears to have continued until very recently. There appears to have been no other use of this site.

SITE PHOTOGRAPHS FOR YALPAG ASSESSMENT

Photographs taken in 2023



Ph. 1 View of barn from north-west showing the Moulton River on the right hand side.



Ph. 2 View of the north end of the site, the building rubble is the mound in front of the largest tree.



Ph. 3 Detailed view of the pile of building rubble at the north end of the site.



Ph. 4 General view of the barn showing surrounding agricultural land.



Ph. 5 Aerial view of the barn showing suspected ACM to the roof.



Ph. 6 Side view of the barn showing suspected ACM to the rainwater goods.



Ph. 7 General view of the site showing vegetation.



Ph. 8 General view of the site showing vegetation.

END
Oglesby & Limb Ltd
A1623 – Statement Rev P1
September 2023