

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	CECIL FRANCIS LIMITED	OGLESBY & LIMB LIMITED
Address	8 BEAR LANE PINCHBECK	12 MARKET PLACE SPALDING
Telephone	07916 133747	01775 761196
Email	andy.bowser@outlook.com	design@o-l-ltd.co.uk

DEVELOPMENT DETAILS

Site Name	CECIL FRANCIS BUSINESS PARK			
Site Address	8 BEAR LANE, PINCHBECK, PE11 3XA			
Site Grid Reference	Easting	S24064	Northing	325982

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 site is described in pictures in the attached drawing A1534-10 , with the building broken down into blocks.
- The site was acquired by Cecil Francis in 1920 for use as storage for fresh produce.
- The Heritage Impact Assessment 1903 OS Map (extract attached) shows the buildings are of the same layout as now with the rest of the site being an orchard.
- Cecil Francis Limited was set up in 1953, the company which owns the site today.
- Mike Bowser, his grandson, took over the business in 1966 re-building blocks 3-5 which were cold stores to store fruit.
- Mike has contributed to this statement and has first hand knowledge of the site and it's history.
- In 2000 the residential building (block 1) was built to house migrant workers for summer fruit picking.
- Andy Bowser took over the business in 2007, converting cold stores to offices (blocks 3-5) as the farming business finished.
- The site is now used for offices (various tenants), storage of fresh fruit (Clements Wholesale Fruit and Veg Limited), storage of plants (Hortus Limited) and the residential building.
- No uses on the site now or in the past have caused contamination.
- The site is already in domestic use.

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
	SEE DESCRIPTION		

What have the existing buildings onsite been used for? (please state if applicable)	SEE SITE DESCRIPTION	
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.	R2D SURVEY ATTACHED. ALL ASBESTOS WILL BE REMOVED BY A SPECIALIST CONTRACTOR.	

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).	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 ☒
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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 ☒	No ☐
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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

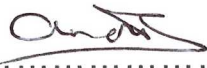
Based on the information you have provided in this form, do you think that contamination could be present at the site?	Yes ☐	No ☒
If yes, please provide details:		

INFORMATION SOURCES

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

- Mike Bowser who has first hand knowledge of the site going back to 1950's has contributed to the form. We would welcome any further discussion or a 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 21 / 2 / 22

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.