Land Contamination Screening

24-2451

For

Conversion of barns to form 4 dwellings

At

Thistlewood Farm
Old Fendyke
Sutton St James
PE12 0HE

Client

One Investment Group Ltd

To be read in conjunction with
Plans P-24-2451-1 to P-24-2451-15

10th June 2025

Villeneuve
Basin Road
Outwell
Norfolk
PE14 8TQ
0778497081
info@angliabuildingconsultants.co.uk
www.angliabuildingconsultants.co.uk

RICS
Regulated by RICS

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 J Steward One Investment Group Ltd	Anglia Building Consultants Ltd
Address	Unit 6 Chelmsford Road, Industrial Estate, Chelmsford Road, Dunmow, Essex, CM6 1HD	Villeneuve, Basin Road, Outwell, Norfolk, PE14 8TQ
Telephone	07967676136	07748970781
Email	john.steward@one.co.uk	info@angliabuildingconsultants.co.uk

DEVELOPMENT DETAILS

Site Name	Land at Thistlewood Farm			
Site Address	Old Fendkye Road, Sutton St James, PE12 0HE			
Site Grid Reference	Easting	537794	Northing	**317695**

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 proposal is to covert 4 agricultural buildings in to 4 dwellings.



Barn 1 externally



Barn 1 internally



Barn 2 externally



Barn 2 internally



Barn 3 externally



Barn 3 internally



Barn 4 externally



Barn 4 internally

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)	X				
Current land use (tick all that apply)		X			
Past land use – last 150 years (tick all that apply)		X			

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.

N/a

If the past land use has changed, please give date of change(s)	From	To	Land Use

(please use category types from the previous table).			

What have the existing buildings onsite been used for? (please state if applicable)	Agricultural	
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.	Brans 1, 2 and 4 are in some part clad with what appears to be asbestos composite sheeting, although an asbestos survey has not been carried out to confirm this. If planning permits, then the asbestos would be removed and replace with composite cladding. If planning will not permit this, then the cladding would be painted with Promain Asbestos pain or similar.	

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.	Client not aware of any and no evidence seen during walker over of site	

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 ☒

Client not aware of any and no evidence seen during walker over of site

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 ☒ Unaware of any
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes ☐	No ☐
If 'Yes' to any of the above, please provide details.	Some rubble resulting from part collapsed building on site, but no evidence of actual demolition taking place.	

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 visible
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	None visible

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 ☐ Not currently known.

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: Asbestos in some of the buildings and possibility of chemical previously stored on site in the past.		

INFORMATION SOURCES

Please provide details of the sources of information you have used to complete this form.
Walk over of site and information from site owner

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 10/6/25