

## 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	MRS ADELE MCKENNA	MR MATTHEW MCKENNA
Address	38 CROSS ST SPALDING PE11 2YG	360B HORNSEY ROAD LONDON N19 4HT
Telephone	██████████	+44 7876 401 501
Email	██	m@mmck.co.uk

### DEVELOPMENT DETAILS

Site Name	HITHER HOLD FARM			
Site Address	FURTHER OLD GATE HOLBEACH SPALDING PE12 6SU			
Site Grid Reference	Easting	534259	Northing	322826

## 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 CONSISTS AGRICULTURAL LAND WITH AN EXISTING GRAIN STORE. THE GRAIN STORE IS A STEEL AND METAL SHEET STRUCTURE, WITH ITS WEST WALL FORMED IN BRICKWORK. THIS BRICK WALL APPEARS TO DATE TO AN EARLIER STRUCTURE, HOWEVER ITS PROXIMITY TO THE DRAIN AND PRESENCE OF BRICK PIERS ON ITS WEST (OUTER) SUGGEST THAT ANY EARLIER STRUCTURE FACED THE WEST AND WAS THEREFORE CONTAINED WHOLLY WITHIN THE FOOTPRINT OF THE EXISTING GRAIN STORE. THE GRAIN STORE HAS A CONCRETE SLAB, WHICH EXTENDS AS HARDSTANDING TO THE SOUTH AND NORTH.

THE STRUCTURE OF THE GRAIN STORE IS IN GOOD CONDITION. THERE ARE NO SIGNS OF CORROSION ON STEEL OR CONCRETE, OR EFFLORESCENCE ON BRICKWORK. NO CRACKS ARE VISIBLE IN THE CONCRETE SLAB. THE SLAB IS LEVEL, AS CONFIRMED BY A MEASURED TOPOGRAPHICAL SURVEY.

THE SITE HAS BEEN USED SOLELY FOR AGRICULTURAL PURPOSES, SPECIFICALLY FOR STORING GRAIN, AND ALTHOUGH ACTIVITIES MAY HAVE INCLUDED AGRICULTURAL VEHICLES APPROACHING THE FRONT HARDSTANDING FOR LOADING, NO FUEL STORAGE OR VEHICLE MAINTENANCE WAS CONDUCTED ON SITE, AND THERE IS NO PRESENCE OF SERVICES PROVISIONS, STAINING OR GROUND DISCOLOURATION THAT WOULD SUGGEST ANY CONTEMINATION IS PRESENT.

THE GROUND COVER ADJACENT TO THE GRAIN STORE IS CONSISTENT WITH ITS SURROUNDINGS, WHICH SUGGESTS LAND HAS NOT BEEN FILLED, IMPORTED OR OTHERWISE MODIFIED. VEGETATION IS ALSO CONSISTENT, HEALTHY AND FORMED OF NATIVE SPECIES, MOSTLY SELF SEEDING AND OF SIMILAR MAKEUP TO THAT IN ADJACENT FIELDS. THIS WOULD ALSO SUGGEST THAT THE GROUND MAKEUP IS HEALTHY, LOCAL AND CLEAR OF CONTAMINATION.

PLEASE REFER TO ATTACHED PHOTOGRAPHIC SURVEY.

## SITE HISTORY, LAND AND BUILDING USE

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

**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

<b>What have the existing buildings onsite been used for?</b> (please state if applicable)	GRAIN STORE	
<b>Are any of these buildings constructed from suspected asbestos containing material?</b> (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>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.</b>	AN ASBESTOS SURVEY HAS BEEN CARRIED OUT AND ALL ASBESTOS CONTAINING MATERIAL WILL BE REMOVED AS PART OF THE DEVELOPMENT	

<b>Have any fuels/chemicals been stored onsite?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Have there been any fuel/chemical spills or leaks?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.</b>		

<b>Have there been any pollution incidents, either reported or unreported?</b> For information please refer to Environmental Pollution Incidents on <a href="http://data.gov.uk">data.gov.uk</a>	Reported		Unreported	
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>Provide details of any surface water present onsite</b> (including drains, ponds, streams and rivers).	NONE
<b>Provide details of any groundwater or surface water abstractions</b> (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](http://data.gov.uk) or contact the Council's Contaminated Land Officer.

<b>Have any waste disposal activities (including the burning of waste) been carried out onsite?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Is there any evidence of demolition activities (e.g. rubble) onsite?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>If 'Yes' to any of the above, please provide details.</b>		

## ADJACENT LAND USE

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

<b>Provide details of any surface water present on adjacent land</b> (including drains, ponds, streams and rivers).	PRIVATE (RIPARIAN) DRAIN TO WEST OF THE SITE INTERNAL DRAINAGE BOARD DRAINS TO SOUTH OF THE SITE
<b>Provide details of any groundwater or surface water abstractions on adjacent land</b> (including wells and boreholes).	NONE

## PREVIOUS LAND CONTAMINATION REPORTS

<b>Have any land contamination reports previously been completed for the site?</b>	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

<b>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?</b>	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

<b>Based on the information you have provided in this form, do you think that contamination could be present at the site?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please provide details:		

## INFORMATION SOURCES

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

INFORMATION CONFIRMED BY LANDOWNERS: MRS J CHAPMAN, MRS A PARNELL, MR P PARNELL  
SITE INSPECTION BY MR MATTHEW MCKENNA, BArch (Hons) DipArch MArch PGCert ARB  
DESKTOP HISTORIC LAND USE SURVEY, ORDNANCE SURVEY  
MEASURED AND TOPOGRAPHICAL SURVEYS, FEBRUARY 2022  
ASBESTOS R&D SURVEY, FEBRUARY 2022  
FLOOD RISK ASSESSMENT, FEBRUARY 2022

**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 ..... 31.05.2022 .....

**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.