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 Marie Spencer	Oglesby and Limb Limited
Address	Holmlea, Mill Gate, Whaplode, Spalding, Lincolnshire, PE12 6RT.	Suite 1 Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL.
Telephone	[redacted]	01775 761196
Email	[redacted]	design@o-l-ltd.co.uk

DEVELOPMENT DETAILS

Site Name	Dutch Barn at Holmea			
Site Address	Holmelea, Mill Gate, Whaplode, Spalding, PE12 6RT.			
Site Grid Reference	Easting	532417	Northing	323558

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 convert a Dutch Barn to residential use. The footprint of the proposed dwelling will be contained entirely within the footprint of the original Dutch Barn. It is suspected that the original ground within the barn would have been soil, but a concrete slab now exists and this has been the case since at least as early as 1999. The land immediately north-east is developed (another barn) and the land to the south is a drive with a gravel / soil finish. The land immedialey to the north and west which will form the garden is already a garden, the main area of which is grassed. As far as it is known, the land area around the barn has never been used for anything else other than agricultural. There is a small pond immediately west of the barn which was formed in around 2015 when the owner had a few ducks, though this is not longer the case. The pond measures about 3m x 2m. In general, the area that will form the garden is already soft-landscaped and drains well, with no signs of standing water. There is a cess pit of sorts about 3-4m north of the north corner of tghe barn which takes surface water from 3 sheds and also foul from a WC, though the WC has not been used for over 10 years. There is no sign of any subsidence or contamination within the garden area. Within the shed there are two relatively small stains on the concrete which was an isolated fuel leak from a tractor. This was during the current ownership (i.e. since 1999).

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
	N/A		

What have the existing buildings onsite been used for? (please state if applicable)	Storage. The previous owner stored hay in it, but the current owner stores general items including implements and a tractor.	
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.	The structure and cladding are entirely steel. The floor is concrete. There appear to be no ACMs in the building.	

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.	Only fuel within the tractor's own tank. There has been a minor spill causing two stains in the central area of the barn. There appear to be no further stains visible.	

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).	There are no drains, streams or rivers on the site. There is a very small pond. Refer to photos.
Provide details of any groundwater or surface water abstractions (including wells and boreholes).	There are not known to be any.

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

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 ☒

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.
Site visit and photos. Discussion with owner about current and past use during their occupation (since 1999). Refernce also made to www.data.gov.uk - but no records of pollution were found in the vicinity of this site.

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

Signed ..Oglesby & Limb Limited for Mrs M Spencer..... Date ..07.02.25.....

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.