

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, 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	OYKEL FARMS Ltd	Fergus Bootman
Address	Commerce House South Street Elgin Moray, IV30 1JE	Principle Planning Ltd Bankside 300 Broadland Business Park Norwich NR7 0LB
Telephone		01603 339058
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DEVELOPMENT DETAILS

Site Name	Field Barn, Church Farm, Fring,			
Site Address	Church Farm, Fring, Bircham, PE31 6SE			
Site Grid Reference	Easting	573670	Northing	334843

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 comprises a historic barn (circa late C19) set adjacent an area of hard standing (farmyard) and forming part of a working farm

The barn is of good quality, constructed from red brick quoins with infill of rubble, carrstone, chalk and flint. The roof is finished in clay pantiles.



Aerial view of application site (red) and Courtyard Barns subject of conjoined planning application

Below: Southern elevation



Below – Western Elevation



Below – Eastern gable and northern elevation



Below – interior of barn



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.

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

What have the existing buildings onsite been used for? (please state if applicable)	Barns only known use has been agricultural. Due to size and arrangement of barns, most recent usage (10 years+) has been agricultural storage – storage of various smaller pieces of machinery and agricultural equipment	
Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input type="checkbox"/>	No <input checked="" 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.	There is no evidence of asbestos ever having been used at the site.	

Have any fuels/chemicals been stored onsite?	Yes <input checked="" type="checkbox"/>	No <input 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.	There is a modern, bunded oil tank located adjacent the southern elevation (see photograph above)	

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 checked="" type="checkbox"/>

Provide details of any surface water present onsite (including drains, ponds, streams and rivers).	<p>The Heacham River flows in a north westerly direction to the immediate east of the site, and also through an online 'dry' pond located less than 50m east of the barns (see Figure 3 of the submitted Flood Risk Assessment). However, the watercourse is not designated as 'Main River' at this location and Figure 6.1 of the Kings Lynn and West Norfolk Surface Water Management Plan (SWMP) dated 2010 and 2012 shows that the watercourse is designated an Ordinary Watercourse.</p> <p>See submitted Flood Risk Assessment for additional detail</p>
Provide details of any groundwater or surface water abstractions (including wells and boreholes).	<p>None known in the vicinity of the site.</p>

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 type="checkbox"/>	No <input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Past land use – last 150 years (tick all that apply)	<input checked="" 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).	The Heacham River flows in a north westerly direction to the immediate east of the site, and also through an online 'dry' pond located less than 50m east of the barns (see Figure 3 of the submitted Flood Risk Assessment). However, the watercourse is not designated as 'Main River' at this location and Figure 6.1 of the Kings Lynn and West Norfolk Surface Water Management Plan (SWMP) dated 2010 and 2012 shows that the watercourse is designated an Ordinary Watercourse. See submitted Flood Risk Assessment for additional details
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 <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:		

INFORMATION SOURCES

Please provide details of the sources of information you have used to complete this form.
<p>Applicant's knowledge of the site is based on the site and all surrounding land forming the Fring Estate, a landholding which has been in the applicant's family for several generations.</p> <p>Over this period the barns have only ever been in agricultural use.</p> <p>Additional information has come from the submitted Flood Risk Assessment – see section 1.1.3 for details of information sources which informed that assessment.</p> <p>Information re historic landfill is derived from the applicant's knowledge of the site and the online ArcGIS mapping system, with data layer provided by The Rivers Trust (https://www.arcgis.com/home/item.html?id=c769994eaa9b4b8d90ae9967dd58ad5a)</p>

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 11.06.22

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.