



Land Contamination Screening  
22-2254

For

Residential Development

At

5 Church Road  
Walsoken  
Norfolk  
PE13 3RB

Client

Mr Steed and Mr Haniff

To be read in conjunction with  
Plans P-22-2254-1 to P-22-2254-3

25<sup>th</sup> July 2022

Villeneuve  
Basin Road  
Outwell  
Norfolk  
PE14 8TQ  
01945 772550  
01223 969427

[info@angliabuildingconsultants.co.uk](mailto:info@angliabuildingconsultants.co.uk)  
[www.angliabuildingconsultants.co.uk](http://www.angliabuildingconsultants.co.uk)



## APPLICANT / AGENT DETAILS

	Applicant	Agent
Full Name	Mr Steed and Mrs Haniff	Anglia Building Consultants Ltd
Address	2 Mr Haniff – 29 Windsor Drive, Wisbech, PE13 3HJ	Villeneuve, Basin Road, Outwell, Norfolk, PE14 8TQ
Telephone	[REDACTED]	01945 772550
Email	[REDACTED]	info@angliabuildingconsultants.co.uk

## DEVELOPMENT DETAILS

Site Name	5 Church Road, Walsoken, Norfolk, PE13 3RB			
Site Address				
Site Grid Reference	Easting	547821	Northing	310568

## 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).

Builder yard. Mainly laid to gravel/hardcore.

Two brick built structures on site used for storage of materials. One building is known to have an asbestos roof, the other is tiled.



The site laid to hardcore



Building one with asbestos roof.



Building two with tiled roof

## 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	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
	Agricultural	Commercial	Builders Yard

What have the existing buildings onsite been used for? (please state if applicable)	Storage of general building materials	
Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input checked="" type="checkbox"/>	No <input 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.	No asbestos survey has been completed, but the roof of building one is asbestos, see photographs above.	

Have any fuels/chemicals been stored onsite?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have there been any fuel/chemical spills or leaks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Project Reference 22-2254  
 Date 26<sup>th</sup> July 2022  
 Client Mr Steed and Mr Haniff  
 Document Title Land Contamination Screening



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 <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).	Piped dyke towards rear of site
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 <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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Past land use –last 150 years (tick all that apply)	<input 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).	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

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 type="checkbox"/> Not 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--	------------------------------	--

If yes, please provide details:

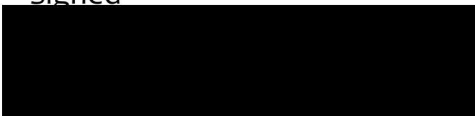
**INFORMATION SOURCES**

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

Information from site owner and operator.  
Walk over of 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



Date 26<sup>th</sup> July 2022

Project Reference 22-2254  
Date 26<sup>th</sup> July 2022  
Client Mr Steed and Mr Haniff  
Document Title Land Contamination Screening

