

## 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	Mrs Forth	George Thorpe
Address	Burnsall, Squires Drove, Three Holes, Wisbech, PE13 9JY	Swann Edwards Architecture Ltd, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs, PE13 4AA
Telephone	N/A	01945 450694
Email	N/A	george@swannedwards.co.uk

### DEVELOPMENT DETAILS

Site Name	Land Rear of Burnsall			
Site Address	Land Rear of Burnsall, Squires Drove, Three Holes, Wisbech, PE13 9JY			
Site Grid Reference	Easting		Northing	

## 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 houses an agricultural barn which possesses permission to be converted to a residential dwelling and an existing outbuilding. There is also an existing concrete slab. All three of these features are proposed to be removed and replaced with a new agricultural style dwelling and car port, respectively.

There is potential for existing ground contamination following the original site survey. Please see image below.



## 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)
<b>Proposed land use</b> (tick all that apply)	X				
<b>Current land use</b> (tick all that apply)		X			
<b>Past land use – last 150 years</b> (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

<b>What have the existing buildings onsite been used for?</b> (please state if applicable)	
<b>Are any of these buildings constructed from suspected asbestos containing material?</b> (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <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>	Asbestos survey has been carried out and material was deemed suitable for conversion, if managed correctly during construction. It is proposed that this material will be removed in it's entirety as part of this application.

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

	Reported	Unreported
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<p><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></p>		No <input type="checkbox"/>		No <input type="checkbox"/>
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<p><b>Provide details of any surface water present onsite</b> (including drains, ponds, streams and rivers).</p>	Drainage to the south west of existing agricultural building
<p><b>Provide details of any groundwater or surface water abstractions</b> (including wells and boreholes).</p>	N/A

## 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.

<p><b>Have any waste disposal activities (including the burning of waste) been carried out onsite?</b></p>		No <input type="checkbox"/>
<p><b>Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?</b></p>		No <input type="checkbox"/>
<p><b>Is there any evidence of demolition activities (e.g. rubble) onsite?</b></p>	Yes <input type="checkbox"/>	
<p><b>If 'Yes' to any of the above, please provide details.</b></p>	Asbestos sheet material found to rear of existing building. This will be moved by the appropriate specialists.	

## ADJACENT LAND USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
<b>Current land use</b> (tick all that apply)	X	X			
<b>Past land use – last 150 years</b> (tick all that apply)	X	X			

<b>Provide details of any surface water present on adjacent land</b> (including drains, ponds, streams and rivers).	Drain to the south west of the existing building on site.
<b>Provide details of any groundwater or surface water abstractions on adjacent land</b> (including wells and boreholes).	N/A

## PREVIOUS LAND CONTAMINATION REPORTS

<b>Have any land contamination reports previously been completed for the site?</b>		No <input 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>		No <input 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"/>	
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If yes, please provide details:

Contamination could potentially be present on site due to the photo above along with the loose asbestos material found to the rear of the building. Further contamination reports would be deemed acceptable by the applicant and would welcome any mitigation measures that may be required.

## **INFORMATION SOURCES**

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

Site survey and information available online/

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

Signed George Thorpe Date 05/01/2023

**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.