

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	JULIAN KENNY	GILES ARTHUR
Address	EMBLETON TOWER EMBLETON NE66 3UW	HIGH BUSTON HALL HIGH BUSTON ALNWICK NE66
Telephone	[REDACTED]	
Email	[REDACTED]	

DEVELOPMENT DETAILS

Site Name	EMBLETON TOWER BOTHY			
Site Address	EMBLETON TOWER, EMBLETON, NE66 3UW			
Site Grid Reference	EASTING	423050	NORTHING	622440

SITE DESCRIPTION

The site has a standing outbuilding constructed in whinstone and pantile with concrete floor slab in reasonable structural condition except at its west end where there is structural cracking.

The site on which the outbuilding stands is part of garden land and curtilage to Embleton Tower the former vicarage to Embleton and has been in residential and garden use for around 200 years.

The land slopes away gently from the main house to the west and ground covering around the building is garden soil and gravel.

There is no evidence of any made or filled ground and no signs of any contamination. The trees and landscaping around the building are all in good health and show no signs of dieback.

The applicant has no reason to believe the site is contaminated.

SITE HISTORY, LAND AND BUILDING USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Proposed land use (tick all that apply)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current land use (tick all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outbuilding used for garden storage
Past land use – last 150 years (tick all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coach House and Stables

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)	Originally as coach house and stables – over the last 50 plus years as ancillary garden/domestic storage	
Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input type="checkbox"/>	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.		

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

Provide details of any surface water present onsite (including drains, ponds, streams and rivers).	None
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
Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?	Yes <input type="checkbox"/>	No
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes <input type="checkbox"/>	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)	<input 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 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
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	None

PREVIOUS LAND CONTAMINATION REPORTS

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

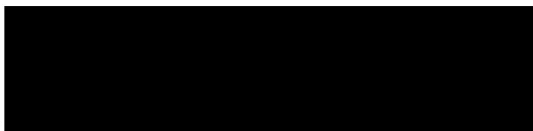
INFORMATION SOURCES

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

Applicant / owner's property documentation and local search details from property purchase.

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

Signed ..



Planning Consultant Advising
Argyle Planning Consultancy Ltd.

Date 19/10/23

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.