

Contamination Assessment: Screening Assessment Form (Version 9.2)

If you are developing an individual residential property (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 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	David Sinclair	Julian Thomson
Address	High Stokoe Farm Falstone Hexham NE48 1AG	Insight Architectural Ltd Station House Station Yard Bellingham. NE48 2DG
Telephone	██████████	██████████
Email	████████████████████	████████████████████

DEVELOPMENT DETAILS

Site Name	High Stokoe Barns			
Site Address	High Stokoe Farm, Falstone, Hexham, NE48 1AG			
Site Grid Reference	Easting	373668	Northing	586116

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).

See photos on attached sheet

Conversion of Byre and Barn to holiday accomodation and existing haystore to remains as such.

These are recently maintained old stoneagricultural buildings, previously only ever used for farming.

There are no signs of contamination from any oils, or chemicals. All rubble and debris shown in the pictures is from recent building maintenace that included reroofing as the roof timbers were rotten.

This work was carried out under a bat liscence details in the planning application.

Wall heads were repaired, all door and window lintels previously home made concrete were replaced with new.

Concrete and old stone floors are in the process of being removed, once the work is finished all stone and concrete waste will be removed and recycled.

Ground covereing to the south and east is grass and to the north hardcore hard standing.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Holiday Accom
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"/>	

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 previously used for farming use	
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.		

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"/>
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 the Environment Agency's 'What's in your Backyard' website.	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).	Stream approx 15 m to the North
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 landfill sites are located near your site, please refer to the Environment Agency's 'What's in your Backyard' website 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 checked="" type="checkbox"/>	No <input type="checkbox"/>
If 'Yes' to any of the above, please provide details.	Building has recently undergone extensive maintenance and old floor removal is in progress	

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).	Stream approx 15m to the North of the site
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	Existing house septic tank approx 8 meters to the North of the building, to be replaced once barns converted with complaint sewage plant in a new location to the east.

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.

Visual inspection using previous extensive industrial experience.

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 ..30/5/19.....

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.