

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, 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	Mr and Mrs G O’Kane	Peter Biggers
Address	The Orchards Harbottle Northumberland	1 Prudhoe Street Alnwick Northumberland NE66 1UW
Telephone		07786 960484
Email	paulineokane1@icloud.com	peter@argyleplanning.co.uk

DEVELOPMENT DETAILS

Site Name	The Poultry House			
Site Address	Harbottle Castle House Park Harbottle Nr NE63 7DH			
Site Grid Reference	Easting	393913	Northing	604580

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 area is located on the banktop above the River Coquet on the outskirts of Harbottle. It is occupied by a small stone and slate building originally designed to accommodate rare breed poultry subsequently dogs and latterly sheep. It has not been in use for livestock since around 2012. The building has an earthen floor which will be replaced with a reinforced concrete slab.

The building is located in a small stand of mature mainly deciduous trees. There is no evidence of made ground and no evidence of contamination in the form of the indicators as above.

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)	Yes - Holiday accommodn				
Current land use (tick all that apply)					Unused
Past land use – last 150 years (tick all that apply)	Kennels 1880s-WW1	Poultry 1850s-1880s Sheep at lambing time to 2012			

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
	Poultry House	Dog Kennels	Agricultural to Domestic
	Dog Kennels	Lambing shed	Domestic to Agricultural

What have the existing buildings onsite been used for? (please state if applicable)	Livestock accommodation in the past	
Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	<input 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.		

Have any fuels/chemicals been stored onsite?	<input type="checkbox"/>	No <input type="checkbox"/>
Have there been any fuel/chemical spills or leaks?	<input type="checkbox"/>	No <input type="checkbox"/>
If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.	Not applicable	

Have there been any pollution incidents, either reported or unreported? For information please refer to Environmental Pollution Incidents on data.gov.uk	Reported		Unreported	
	<input type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	No <input type="checkbox"/>

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?	<input type="checkbox"/>	No <input type="checkbox"/>
Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?	<input type="checkbox"/>	No <input type="checkbox"/>
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes <input type="checkbox"/>	<input type="checkbox"/>
If 'Yes' to any of the above, please provide details.	Rubble on site from collapsed gable and roof	

ADJACENT LAND USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Current land use (tick all that apply)	Yes c <input type="checkbox"/> 200 m from site	Yes grazing land adjacent <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).	Site sits on south bank of River Coquet
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?	<input type="checkbox"/>	No <input 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?	<input type="checkbox"/>	No <input type="checkbox"/>
---	--------------------------	------------------------------------

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?	<input type="checkbox"/>	No <input type="checkbox"/>
<p>If yes, please provide details:</p> <p>Given the period since any livestock was present on the site it is unlikely that any contamination would be present and given the proposed design to insert a reinforced concrete floorslab in the building and install hard landscaping around the immediate garden and given that no gardening or cultivation will take place there would be no danger to occupants.</p>		

INFORMATION SOURCES

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

Site Inspection
Historic Environment Record
Landowner knowledge
www.data.gov.uk

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 20/8/20.....

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.