

Contamination Assessment: Screening Assessment Form (Version 7.2)

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	D Sandham	Kelly & MacPherson Architects
Address	c/o DDM Agriculture Eastfield Albert Street Brigg DN20 8HS	Unit 3 Caistor MUC 19 South Street Caistor LN7 6UB
Telephone	██████████	██████████
Email	████████████████████	████████████████████

DEVELOPMENT DETAILS

Site Name	Grange Farm, Croxton
Site Address	Grange Farm Croxton

	Ulceby DN39 6YD			
Site Grid Reference	Easting	509428	Northing	413194

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).

Existing C19 and C20 brick and block former farm outbuildings - to be converted and one building extended. Existing C20 lean-to yard structures - steel and timber structures with profiled sheet roofing - to be taken down. Concreted inner and outer yard surfaces. No visible evidence of subsidence or contamination. Some made ground/sloping concreted area around south-west side of Building A - see separate word document for photos

SITE HISTORY, LAND AND BUILDING USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Proposed land use (tick all that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current land use (tick all that apply)	<input type="checkbox"/>	<input checked="" 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"/>	

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)	From	To	Land Use

(please use category types from the previous table).			

What have the existing buildings onsite been used for? (please state if applicable)	agricultural purposes including crops and livestock		
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"/>	

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).	existing rainwater pipes and gutters from existing buildings and gullies to yard areas connected to existing pond
Provide details of any groundwater or surface water abstractions (including wells and boreholes).	none known

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 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 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).	as application site above
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	none known

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
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If 'Yes', please refer to the YAHPAC 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.

Walk Over Site Assessment and Photos. Topographical Survey. NLC planning website. Historical mapping and Client photos.

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

Signed K Kelly Date 11/08/2025

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.