

Appendix B

Rural Property Observation Checklist for Identifying Apparent Potential for Contamination and Environmental Issues

Site/Property:

Approx area (ha)

Date of Inspection:

By:

Record presence and inspection of the various parts of the subject property and features observed in the course of the ordinary inspection of the property and the surrounding area

PART OF PROPERTY			CONTAMINATION FEATURES											
	Present		Inspected	Suspected asbestos containing material In situ? Discarded? An immediate and significant risk to health?	Bulk storage tanks eg fuel chemicals above/below ground? Bundled?	Other tanks, pipelines or containers above/below ground?	Chemical odours/incineration areas/oil staining	Discoloured or smelly water/liquids leaks discharges	Land spreading of non-farm wastes	Irregular/unusual topography	Vegetation dieback	Invasive species e.g. giant hogweed and Japanese knotweed	Waste or other tipping/animal burial	Electrical apparatus, transformers, sub-stations/pylons/Telecom masts
	Y	N												
Main farmstead														
Subsidiary farmstead or buildings. Ancillary users eg processing, retail														
Farm waste containment														
Livestock buildings														
Livestock yard/ handling/ treatment/ dipping														
Workshops/ machinery and chemical stores														
Bulk silage or wet feed containment														
Hardstandings and outside storage area														
Derelict/ rough ground/ former quarries														
Watercourses/ ditches/ private water supplies														
Agricultural land														
Woodland/ scrub														
Surrounding areas														

List existing uses: _____

	Observed use of the subject property		Evidence seen of such uses having taken place within the vicinity	
	Yes	No	Yes	No
Industry/Manufacturing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste disposal, waste processing and/or landfill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface or underground mineral working?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle maintenance or refuelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site property near a river stream or ditch?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a hollow or at the bottom of a hill where flood water could collect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware of any flood events affecting the property or immediate area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property protected by river or coastal defences?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you obtained a flood risk report from a Chartered Surveyor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes or other comments: