Site name and address	Land at Moor Lane, Moor Lane, Kirk Langley	
UPRN	010096094632	
Planning application	AVA/2025/0668 Outline application for development of up to 49 dwellings	
Uniform ref.	26/08708/CLPL01	
Priority database ref.	NA	
Documents provided	GeoMatters – Phase I Geo-Environmental Assessment – GML25146, September 2025	
Mapping	ArcMap On-site sources	None
	ArcMap sources within 250m	None
	Historic maps on-site sources	NA
	Historic maps sources within 250m	NA
	Google Earth historic images	Nothing of note
	Google Earth Streetview	Nothing of note
Past AV history	Uniform	None
	Planning Apps	None
	Other documents	None
Other information	Websites	Not checked
	Microfiche	Not checked
	Old reports	Not checked
SI	The Developer has submitted a Phase 1 Contaminated Land Assessment, compiled by GeoMatters, in support of this outline planning application. A review of desktop resources has not identified any significant potentially contaminative sources. OS mapping indicates that the site has been in agricultural production from at least 1881. Notwithstanding, localised contamination cannot be discounted. The Consultant has recommended a Phase II Contaminated Land Assessment to characterise ground conditions and to determine specific recommendation for the development.	

	Potential significant ground gas sources have not been identified. A ground gas investigation and risk assessment is not deemed necessary. The development site is not located in a mining 'High Risk' area and is therefore unlikely to be adversely affected of historic mining activity. No other stability issues have been identified but ground water maybe encountered in exploratory holes.
Comments	Having reviewed our GIS contaminated land database – a spatial database of contaminative features derived from various sources compiled in response to our Environmental Protection Act 1990 (EPA) Part IIA obligations, no significant sources of contamination have been identified. As it relates to the submitted P1 Contaminated Land Assessment, I would note the following. The site is described as – 'accessed off Derby Road to the east of the site… …situated at the north western edge of Borrowash…' This is incorrect; the sites is accessed of Moor Lane and Borrowash is located 14km to the east. Whilst I am satisfied with the review of available desktop resources, this is just one component of a Phase 1 Contaminated land Assessment. A Phase 1 CL Assessment should comprise: (a) a review of desktop information sources, (b) a site walkover, appraisal and photographs, (c) discussions with the current owner, occupier, operator and staff. There is no meaningful attempt to present the findings of the walk-over in this report. Similarly, I can see no evidence of any liaison or discussion with the Developer or the farmer. In identifying potentially contaminative sources on farmland, the farmer is often the best source of local knowledge. It would have been prudent for the Consultant to have sought answers to relevant screening questions, for example: 1. Knowledge of infilled ponds? 2. Knowledge of made ground / imported soils? 3. Location of fuel tanks, past and present? 4. Significant losses of fuels, oils, lubricants or solvents? 5. Disposal by burning of materials, particularly where this has occurred in the same location? 6. Disposal by burial including animal carcasses? 7. Long term (greater than 1 year) manure heaps and slurry lagoons? 8. Use of sheep dip pits? 9. Use of pesticides? 10. Any other activities which might have caused ground contamination?

	A thorough Phase 1 study is essential because it maximises all possible opportunities to identify contaminative sources and to ensure that the intrusive investigation is as targeted as practicable. In the absence of a thorough phase 1 report, the likelihood of missing specific contaminative features increases significantly. Nonetheless, based on the available evidence, I am satisfied that the contaminated land risk profile for this site is sufficiently low as not to warrant Regulator intervention or oversight. Environmental Health does not propose to recommend a conditional approval – subject to the below informative. Should the Applicant obtain additional information of contaminative features which they consider relevant or might change the initial risk assessment, they are advised to notify the LPA and to seek regulatory oversight.
Conditions	None
Informatives	*'The applicant is advised to consider whether there have been any potentially contaminative activities, processes or materials brought to the development site which might have resulted in ground contamination. Agricultural, commercial and industrial land can be associated with fuels, oils, lubricants, solvents, other chemicals; sheep dips, pesticides, manure heaps / slurry pits; poor waste handling practices, including disposal of materials by burning and burial; asbestos fragments/fibres; 'made-ground' – importation and use of non-native soils. Exposure to these materials can, in certain circumstances, be harmful to human health and the wider environment.* *In accordance with S197 of the National Planning Policy Framework (NPPF), responsibly for contaminated land rests with the developer. The developer is responsible for any harms that may subsequently occur as a consequence of their actions or inactions. As such, it is in the developer's interest to disclose any contaminated land constraints of a material concern at the planning stage. The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway.* *The applicant should seek professional advice (as appropriate) should contamination be suspected at any stage of the development and inform the Council's Scientific Officer at the earliest opportunity.* *More information regarding land contamination can be found on the Councils Land Pollution web page (Land contamination).*

	The developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).'