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| Site name and address | Watergate Farm, Longway Bank, Whatstandwell, Matlock | |
| UPRN | 200000383655 | |
| Planning application | PDR/2025/0052<br>Application to determine if prior approval is required for a proposed change of use of former poultry shed to dwellinghouse. | |
| Uniform ref. | 26/09152-CLPL01 | |
| Priority database ref. | NA | |
| Documents provided | None – land contamination | |
| Mapping | ArcMap On-site sources | None |
| | ArcMap sources within 250m | East – Clay bricks & tiles manufacture (1884-1900)<br>East – Unknown filled ground (1972) |
| | Historic maps on-site sources | Not available |
| | Historic maps sources within 250m | Not available |
| | Google Earth historic images | 2016 – unknown changes to land to rear |
| | Google Earth Streetview | No data |
| Past AV history | Uniform | None |
| | Planning Apps | COR/2007/0732<br>COR/2008/0557<br>AVA/2012/0490 |
| | Other documents | None |
| Other information | Websites | Not checked |
| | Microfiche | Not checked |
| | Old reports | Not checked |
| SI | None submitted | |
| Comments | This planning application seeks to convert an existing barn to a residential dwelling.<br><br>Supporting photography shows a mixed masonry and wooden construction with a tile roof. The land to the rear of the building appears to have been | |

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| | dug-out (evidenced by water staining on the rear blockwork) and held in place by gabions. This could be the change observed in Google imagery circa 2016. The development is set within the grounds of Watergate Farm.<br><br>The barn is understood to have been used recently for poultry farming. Historic uses have not been disclosed. No visible evidence of significant contaminative land uses/activities has been observed from imagery.<br><br>I have 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. Historical Ordinance Survey mapping was unavailable at the time of this consultation response.<br><br>No significant sources of on-site contamination have been identified. This does not guarantee that the land is of natural origin or otherwise free from contamination. The presence of 'made-ground' is possible. the Applicant is advised to consider whether there have been any activities, processes or materials brought to the development site which might have resulted in ground contamination and to seek technical advice as appropriate.<br><br>A significant source of off-site contamination has been identified approximately 100m to the west. A clay bricks and tiles works appears to have operated in the late 19 Century. This was subsequently replaced by a (sanitary) pipe works. Brick works are associated with clay extraction. According to mapping, the area of excavation appears to be relatively small. The pit/s do not appear to have been infilled until circa 1972. Whilst the site has not been recorded as a landfill, it is possible that the infill material comprised unknown quantities of unknown wastes.<br><br>Landfill wastes degrade to produce toxic liquors and gases and may pose a risk to the proposed development. No geo-environmental reporting has been submitted in support of this applicant; nor do we hold any historic reporting for the locality. No risk assessment of the potential risk is available. However, I would note that farmstead to the east is located on the site of the former brickworks. No adverse impacts have been reported to Environmental Health.<br><br>Based on the available evidence, a contaminated land investigation and assessment does not appear justified. It cannot be concluded that the brick pit/s were infilled with waste and even if they had, some 60 years have since elapsed. The bulk of any methanogenic wastes should have decomposed. The development site isn't situated on the former brickworks. No reports of harms have been received. |

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| | Should the Applicant hold or obtain additional information of contaminative interest which they consider relevant or might change the initial risk assessment, they are advised to notify the LPA and to seek regulatory oversight. Should the Applicant wish to commission a pre-cautionary contaminated land assessment, Environmental Health would be pleased to review the document. |
| 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.*<br><br>*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.*<br><br>*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.*<br><br>*More information regarding land contamination can be found on the Councils Land Pollution web page (Land contamination).*<br><br>*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).'* |