FAO: Wyre Council Planning Department,
Civic Centre,
Breck Road,
Poulton-le-Fylde,
Lancashire,
FY6 7PU

Date: 5th October 2016
My Ref: 16/00790/COUQ
Please Ask for: Karen Huddart
Direct dial: 01254 267632
Fax No: 01254 267672

Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Prior notification (Under Class Q) for Change of Use From Agricultural Building to Dwelling House, Barn at Tudor Turf Farm, Sowerby Road, Inskip-with-Sowerby
Planning Application Number: 16/00790/COUQ

I refer to the report entitled 'Phase I Desk Study report for Land at Sowerby Road, Sowerby, Preston, April 2016'. The report has been prepared by Demeter Environmental Ltd on behalf of Mr N Billington.

The prior notification is for the change of use from an existing agricultural barn with associated storage to a residential dwelling. The site is part of an existing farm complex. A site walkover has been conducted at the site, and photographs are included within the report. No potential sources of contamination have been identified within the desk study, although asbestos has been considered as potentially part of the building structure.

A watching brief has been recommended in the report and this should be undertaken as a matter of good practice.

Based on the information presented, it is unlikely that the land will meet the definition of Contaminated Land as defined by Part 2A of the Environmental Protection Act 1990. The definition of Contaminated Land by virtue of the statute includes significant harm, with includes death, life threatening disease, serious injury or birth defects as well as significant pollution to controlled waters.

It should be noted that even if the site does not meet the legal definition of Contaminated Land, this does not mean to say that the land is suitable for use, as minor harm and amenity issues such as odour, some skin ailments, headaches etc. can be excluded from the Part 2A definition.

I would take this opportunity to reiterate that the responsibility for the safe development of the site rests with the developer. Actions or omissions on their part may lead to liability being incurred under Part IIA of the Environmental Protection Act 1990. Those providing expert advice to developers should be aware of the future reliance that may be placed on it.

I trust this clarifies this Sections position. Should you require any further information, I can be contacted at the above number, or alternatively email karen.huddart@blackburn.gov.uk.

Yours faithfully,

Karen Huddart
Environmental Protection Officer
Environmental Protection