

Prior notification of redevelopment of Agricultural Buildings

Land Contamination Checklist

Contamination is a material planning consideration. Where a site is planned for redevelopment and has had historic commercial and industrial uses we normally require a formal investigation for land contamination. This is because previous industrial uses may have caused the land to be contaminated and posed a risk of harm to future users and receptors.

Planning permission is not deemed necessary for redevelopment of agricultural buildings conforming to permitted development provisions, and one criteria is that contamination risk on the site must be considered. Often the previous use was such that it is unlikely to present a significant risk and it would be unreasonable to require a formal investigation. However, the varied activities and use of farm buildings over the years can in some cases lead to contamination which needs to be addressed prior to a change of use to residential occupation.

Further information relating to contaminated land can be found on our website in the planning advice and guidance section, which contains the Essex Technical Guidance.


This questionnaire has been prepared to try to reduce the need for full planning application accompanied by site investigation. Please note that if we do not receive a completed questionnaire we may require a full application, which if approved may have a condition applied requiring a comprehensive survey for contamination.

You should be aware that actions or omissions could lead to liability under legislation such as the Environmental Protection Act 1990 part 2A where development fails to address an existing unacceptable risk or creates such a risk by introducing new receptors or pathways.

Please try to complete the questionnaire as accurately as possible to enable us to assess whether a more formal risk assessment is required, and submit with your application or as soon as possible thereafter. If you have any questions regarding this, please contact our Environmental Health team environmentalhealth@uttlesford.gov.uk or on 01799 510482.

Thank you for completing this questionnaire.

Site Address
Land to the rear of Highfield House London Road Little Chesterford CB10 1UB

<p>Applicant Contact Details including telephone number :</p> <p>Mr Stephen Hare - 07494406613/stephen@camacre.co.uk</p>
<p>Completed by (Print name) Adri Visagie (SPACE+ Design Limited)</p> <p>Completed by (Sign name) </p> <p>Completed on: 2024/01/30</p>

Please list all known previous uses of the site, stating timescale over which information applies

<p>Domestic garden</p>

	YES /NO
Is asbestos known to be present on any part of the site?	No
Has any part of the site been used for the storage of fuel?	No
Has any part of the site been used for the storage of agricultural chemicals, such as preservatives, pesticides, sheep dip?	No
Has any part of the site been used for disposal of solid farm waste?	No
Has any part of the site been used for the disposal of liquid wastes or washings other than to an approved drainage system?	No
Has the site been used to store or maintain vehicles?	No
Have there been any building fires or bonfires on the site?	No
Has any part of the site been used as a smithy or forge?	No
Has any part of the site been used for an electricity substation?	No

If you have answered Yes to any of these questions, please provide any further details below and on an additional sheet if necessary. A site plan and/or photos showing the location and type of contamination, and the areas of residential garden planned would be helpful. Please attach further sheets for detail if necessary.

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