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**From:** Christie Burns  
**Sent:** 07 November 2023 16:07  
**To:** Development Control  
**Subject:** FW: Planning App 4/23/2298/OF1 - Prior Notification Application for Demolition, New House Farm, Drigg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi all,

Comments to be put online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

**Christie Burns MRTPI**

Senior Planning Officer | Development Management  
Thriving Place and Investment | Cumberland Council  
The Market Hall | Market Place | Whitehaven | CA28 7JG  
T: [REDACTED]



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**From:** Kevan Buck [REDACTED]  
**Sent:** Tuesday, November 7, 2023 3:14 PM  
**To:** Christie Burns [REDACTED] >  
**Subject:** Planning App 4/23/2298/OF1 - Prior Notification Application for Demolition, New House Farm, Drigg

Good afternoon Christie  
Further to the above.

A basic desk top study has shown this site to be potentially affected by historical contamination related to the infilling of an ex-brickworks site at the rear of the Victoria Hotel, Drigg in the late 1990s.

The small Drigg brickworks site was active from at least the middle of the 19<sup>th</sup> century but is not marked as operative on an OS map dated 1900.

By the 1990s this land was in use as a caravan site but was closed during that decade and a proposal for new housing was considered.

To which end, the site was dug out and infilled with inert waste in 1997.

It is potential leached contaminants from this site which are now considered as a possible hazard, despite the infilled site being approximately 250 metres distant from New House Farm.

To further complicate matters, New House Farm itself may also be considered as a source of potential contamination (spills of pesticides, herbicides, fungicides and fuel oils, farm waste, etc). The application form to this submission states that “replacement farmhouse barn to be proposed at the site at a later date”.

If redevelopment is to take place, a Phase 1 Contaminated Land study would be required to look at the risks associated with possible historical contamination before any works take place.

The proposed demolition would be relatively straightforward – all the structures have relatively shallow footings / foundations and minimal groundworks would be necessary.

It is noted that the farmhouse will have a septic tank (and possible drainage field) and this is not mentioned in the submission.

Presumably the current septic tank will remain in situ.

The applicants are reminded that the Environment Agency’s General Binding Rules on the use of existing septic tanks are in force, and any redevelopment of the farmhouse may be an opportunity to ensure that the septic tank is in compliance.

Should the application be approved, any demolition works should only take place between the hours of 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturday.

The site should be securely fenced off with heras fencing and appropriate measures instigated for the prevention / mitigation of dust and noise emission.

Any asbestos cement sheeting should be taken off safely and disposed of in accordance with safety guidance.

Regards

**Kevan Buck**

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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M. [REDACTED]

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