



## Epping Forest District Council

To: Planning Officer  
From: Jack Dearman  
Date: 24<sup>th</sup> September 2021

Your ref: EPF/0172/21

File ref:

**Address:** 5 Grange Crescent, Chigwell, IG7 5JB

**Proposal:** Outline application for demolition of the existing dwellinghouse and its replacement with a new build to provide 7 new flats (Revised scheme to EPF/1146/20).

### Contaminated Land

We have been reconsulted for this application. No acknowledged additional information has been provided for contaminated land. **NSCN57** should remain attached to any approval.

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Original memo – March 2021

With reference to the above application:

I have screened readily available council records regarding current and former land uses including aerial photographs and our GIS database. From these records I can see the site has no acknowledged potentially contaminated land.

No contaminated land assessment has been submitted with this or the EPF/1146/20 application. New or replacement dwellings require a minimum of a phase 1 desktop study to be submitted.

I have reviewed the submitted documents for this site. It is noted that the previous proposal retained the current building structure and as such it was considered that it should not be necessary for these risks to be regulated under the Planning Regime by way of standard conditions.

As the proposal has now moved to demolition of the existing building and replacement dwellings require a Phase 1 desk study, in line with Essex Contaminated Land Consortium Land Affected by Contamination Guidance and National Planning Guidance, the applicant is advised to submit a Phase 1 and as necessary a Phase 2 and a Detailed Remediation Scheme produced by a National Planning Policy Framework defined "Competent Person" with any application made to develop the site.

Due to the sensitive nature of the proposed residential use, I recommend that the land contamination condition **NSCN57** be attached to any approval. Once a contaminated land assessment document has been received and reviewed the attached condition may be considered for discharge.

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Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2019.

*Asbestos Informative*

*Where existing buildings may contain Asbestos Containing Materials (ACM's) - The applicant is required to ensure that all contractors involved in the demolition and site clearance works are aware of the requirements of the Control of Asbestos at Work Regulations 2012. It is essential that an asbestos survey is undertaken and where ACMs are discovered, risks are appropriately managed, ensuring safe removal and disposal offsite by specialist contractors in accordance with good practise and current HSE guidance. Further, it is the responsibility of the developer to ensure measures are put in place to prevent contamination of the soils during such works. Evidence may therefore be required by The LPA as part of the contaminated land condition to show that any ACMs, identified following a required asbestos survey, have been appropriately disposed from site.*

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