

To: Ian Ansell
From: Jack Dearman
Date: 16th September 2021
Your ref: EPF/1586/21
File ref:



Epping Forest District Council

Address: Land rear of 33-37 Hillyfields, Loughton, Essex, IG10 2PT

Proposal: Construction of a 4 bedroom two storey dwelling with associated parking and landscaping.

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. From the records I can see the site has acknowledged potentially contaminated land due to made ground and former garages at the site.

It is noted that a phase I desk study was approved for this site previously and that a revised phase II site investigation report was submitted under the EPF/2575/19 application.

It would be remiss to not recommend contaminated land planning conditions be attached to this application at this stage given the known former land use, the proposal and sensitive end use as a residential property with landscaping.

Due to the sensitive nature of the proposed residential use, I recommend that the land contamination condition **NSCN57** be attached to any approval granted.

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.

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