

To: Sukhvinder Dhadwar

From: Jack Dearman

Date: 3rd December 2021

Your ref: EPF/1834/21

File ref:



Epping Forest District Council

Address: Cobbins End Farm, Cobbinsend Road, Waltham Abbey, Epping,
EN9 2AA

Proposal: Proposed conversion of agricultural buildings to x4 no. residential
units.

Contaminated Land

This site was reviewed with matters relating to Contaminated Land under application EPF/2171/20 with comments provided on 2nd February 2021.

The Phase I Report (ref. 72467R1) has been submitted with this application. This report was with the previous application subsequently amended to ref. 72467R2 dated September 2020.

The report sufficiently addressed the requirements for submission of a Phase I desk study, in that it is signed and dated, contains: relevant information and evidence of a site walkover performed; background information for the site and surrounding area and a preliminary risk assessment for potential contaminant linkages.

A moderate/low risk to future end users exists at the site warranting further investigation.

It has been recommended in section 2.7 that a Phase II intrusive site investigation be undertaken to confirm the presence/extent of any contamination on the site. This is agreed with and should target the pollutant linkages highlighted in the Conceptual Site Model.

A Phase II sampling protocol plan is to be agreed with the Council's Contaminated Land Officer.

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

Asbestos Informative

It is noted that the 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.