

To: Francis Saayeng
From: Jack Dearman
Date: 17th December 2020
Your ref: EPF/2472/20
File ref:



Address: 91 Queens Road, Buckhurst Hill, IG9 5BW

Proposal: Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings.

Contaminated Land

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 no acknowledged potentially contaminated land.

I have reviewed the documents submitted on behalf of this application and I have noted that no contaminated land assessment has been submitted for this application to date.

Any new or replacement dwellings require a Phase 1 desk study to be undertaken in line with the guidance outlined below.

Therefore, 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, Phase 2 and 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 conditions **SCN57, SCN58, SCN59** be attached to any approval. Once a contaminated land assessment document has been received and reviewed the attached conditions may be considered for discharge.

Reason

To ensure the 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 the guidance contained within the National Planning Policy Framework, policy RP4 of the adopted Local Plan and Alterations, and policy DM 21 of the Epping Forest District Council Local Plan Submission Version 2017.