

To: Sukhvinder Dhadwar

From: Jack Dearman

Date: 2nd August 2019

Your ref: EPF/1709/19

File ref:



Epping Forest District Council

Address: Garden Centre, Crown Hill, Waltham Abbey, EN9 3TF

Proposal: Demolition of an existing Garden Centre buildings & the erection of x2 no. semi-detached houses. (Revised application to EPF/2583/18).

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These indicate that the site itself has acknowledged potentially contaminated land due to **a horticultural nursery**.

On a nursery site there is the potential for:

- **asbestos fibres** present in on site Made Ground (asbestos is commonly found in hardcore on horticultural nursery sites) to present **acute** exposure inhalation risks to occupants when hardstanding is removed or the hard standing degrades over time in the proposed garden area (asbestos does not degrade over time and is a potential acute exposure contaminant meaning that exposure to only a very small area over a very short time can have severe latent consequences);
- **ground gases** from the degradation of onsite and offsite historic crop wastes and heating oil spills/leaks and the adjacent infilled land to accumulate in the proposed less well ventilated dwelling to present **acute** asphyxiant/explosive/toxic risk to proposed occupiers.
- **organics** (persistent organic pesticides and hydrocarbons from leaks/spills from heating oil) to permeate plastic potable water supply pipes and present ingestion risks to proposed occupiers; and for
- **Metals / Polycyclic Hydrocarbons / Petroleum Hydrocarbons** (from ash & clinker, metal pesticides and persistent organic pesticides) to present chronic inhalation / dermal contact / ingestion risks from exposed outdoor soils.

In line with Essex Contaminated Land Consortium Land Affected by Contamination Guidance and National Planning Guidance, the applicant is advised to submit Phase 1, Phase 2 and as necessary 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 conditions **SCN57, SCN58, SCN59** be attached to any approval granted.

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

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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.

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