

To: Ian Ansell
From: Jack Dearman
Date: 24th September 2019
Your ref: EPF/2056/19
File ref:



Address: 142 Buckhurst Way, Buckhurst Hill, IG9 6HP

Proposal: Demolition of bungalow & construction of a two storey building of four luxury flats with room in the roof.

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.

As this proposal is for residential land use and domestic gardens are considered a sensitive land use, it is necessary to investigate all potential land contaminative issues. Therefore, in question 6 of the application form 'A proposed use that would be particularly vulnerable to the presence of contamination' which was answered 'no' should have been answered 'yes'.

To date, no contaminated land assessment has been submitted under this planning application. 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. Once the 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.