

To: Marie-Claire Tovey

From: Jack Dearman

Date: 18<sup>th</sup> March 2020

Your ref: EPF/0379/20

File ref:



**Address:** Playing Field Site, Epping Forest College, Borders Lane, Loughton, IG10 3SA

**Proposal:** Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development.

#### Contaminated Land

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These records have shown that the majority of the site has no acknowledged potentially contaminated land with exception of a filled pond in the south west area of the site

It has been noted that a Ground Investigation Report has been submitted in support of this application. This will be sent for review by consultants acting on the Council's behalf and all feedback will be passed to the planning officer.

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. Once the contaminated land document has been 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.

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