

To: Kie Farrell
From: Jack Dearman
Date: 20th July 2021
Your ref: EPF/1624/21
File ref:



Address: Land Between 42 And 44 Ongar Road, Lambourne, Romford, RM4 1UH

Proposal: 2 x 4 bedroom new detached houses on infill site.

Contaminated Land

The Phase I Report, dated May 2021, relating to potential contamination issues at the site above has been reviewed and I have the following comments to make regarding its content:

The report satisfies the requirements for submission of a Phase I desktop study, in that it is signed, countersigned and dated, contains: relevant information and evidence of a site walkover performed; background information for the site and surrounding area; a detailed conceptual site model (CSM); and a preliminary risk assessment identifying and assessing potential contaminant linkages.

The overall risks from potential contamination sources were assessed as being Moderate to Very Low, based on the elevated value of lead found in the soil sample, ACM contamination found on the adjacent site and the potential for significant contamination (incl. ground gas generation) from an infilled pond some 20 m from the site boundary.

Given the findings of the Preliminary Ground Investigation, the sensitive receptors have been revised to:

- Future site users;
- Site neighbours;
- Construction workers;
- Controlled waters; and
- Ecological receptors and future planting.

The recommendations in section 7.4 for further site investigations are agreed with.

Due to the sensitive nature of the proposed residential use and the proposed further investigations, condition **NSCN57** should be attached to any approval granted.

Asbestos Informative

Where Asbestos Containing Materials (ACM's) are noted:- 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.

Reason: To ensure that 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 policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2019.