

To: Corey Isolda  
From: Jack Dearman  
Date: 3<sup>rd</sup> June 2019  
Your ref: EPF/1061/19  
File ref:



## Epping Forest District Council

**Address:** Manor Farm, Mott Street, Waltham Abbey, IG10 4AP

**Proposal:** Demolition of existing building & construction of 2 x 2 bedroom, 2 x 3 bedroom & 1 x 4 bedroom dwellings with associated amenity space, parking & landscaping (Amended application to EPF/3187/18)

It is noted that this is a revised application to EPF/3187/18 with the continued intention of developing the site under a sensitive land use comprising residential dwellings. Therefore, the comments made on 30<sup>th</sup> January 2019 under EPF/3187/18 are echoed in this memo.

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These indicate that areas of the site were formerly used as a **Farm**.

In relation to past or current agricultural use, there is the potential for contaminants to be present over all or part of the site through the storage of farm machinery, the spillage of chemicals and the possible use of asbestos for building materials. Additionally, any agricultural barns may have been used to house livestock and could have the potential to generate ground gas. On this basis, several potential contaminant linkages could exist and pose risks to human health

It is noted that the previously submitted phase 1 desktop investigation by Herts and Essex Site Investigation in December 2018 has been resubmitted for this application. This report is now due to be sent for review by consultants on the Council's behalf and any feedback will be passed to the applicant. After an initial review of the document the conceptual model has highlighted the potential for contaminant linkages to be present on site and has recommended a phase 2 intrusive investigation.

Therefore, 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 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.