

To: Sukhvinder Dhadwar

From: Jack Dearman

Date: 7th January 2020

Your ref: EPF/2705/19

File ref:



Address: Great Oak, Coopersale Street, Epping, CM16 7PG

Proposal: Demolition of two existing outbuildings & erection of separate dwelling & garage, proposed new entrance arrangement to improve site ingress & egress to improve highway safety. (Revised application to EPF/0503/19).

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These records have not identified any acknowledged sources of potential contamination.

With regards to this site, Contaminated Land were previously consulted to provide comments on the EPF/0503/19 application which partially covered the site area for this application. A phase I desktop study was approved and conditions SCN57 & SCN58 were recommended for discharge.

However, an amended site plan was subsequently submitted for EPF/0503/19 which encompassed a larger area that had not been previously reviewed through the phase I desk study. It was communicated to the applicant that it would be a requirement to provide a revised phase I desk study that suitably assessed all areas within the revised site boundary.

It is noted that the Phase I desk study has not been revised to include all areas of the revised site plan from the original version dated 3rd April 2019.

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 a revised phase I report has been received and reviewed, the attached conditions will 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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