

To: Sukhdeep Jhooti
From: Jack Dearman
Date: 24th September 2019

Your ref: EPF/1962/19

My ref:



Epping Forest District Council

Address: Patsalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Proposal: The proposed demolition of existing Coach House & stables with construction of a x5 no. bedroom replacement dwelling.

With reference to the above application.

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These records indicate that the site has three areas of filled pond on site.

Domestic dwellings with gardens are classified as a particularly sensitive proposed use. Due to this, question 11 in the application form regarding Existing Use '*A proposed use that would particularly vulnerable to the presence of contamination*' has correctly been answered yes.

It is acknowledged that a Phase 1 Environmental Assessment has been received on behalf of this application. This report is due to be sent for review by the council's external consultant and feedback will be passed back to the applicant/developer.

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 phase 1 report 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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