

To: Planning Officer
From: Simon Bell
Date: 26th November 2018
Your ref: EPF/2769/18
My ref:



Address: 93 Manor Road, Chigwell, IG7 5PN

Proposal: Use of land for the erection of three detached dwellings (Existing dwelling to be removed) Revised application to EPF/2669/17

With reference to the above application.

I have screened readily available council electronic records including or GIS system and aerial maps regarding this site. The records suggest the site has not been subject to any land use that may have caused contamination however, it must be noted there is a former **horticultural** nursesey directly to the west of the site.

Question 6 of the application form regarding Existing Use should have answered Yes for the question *A proposed use that would be particularly vulnerable to the presence of contamination*. As there was no mention of this in the original form there has been a delay in processing this application due to the relevant Council department not being notified.

The proposed use of this site has been identified as being particularly vulnerable if land contamination is present. However, as potential land contamination risks are likely to be low, it should not be necessary for these risks to be regulated under the Planning Regime by way of standard conditions. It is the responsibility of the developer to ensure the safe development of the site (including the appropriate disposal of any asbestos within the existing building & hardstanding) and the addition of a single condition requiring the developer to stop development, contact the Local Planning Authority and carry out any necessary agreed investigation and remediation works if significant contamination is encountered.

I would therefore recommend that the stand-alone condition **SCN60 – Unexpected Contamination** is 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.

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