

To: Francis Saayeng
From: Jack Dearman
Date: 09th May 2019
Your ref: EPF/0931/19
My ref:



Address: Foster Street Farm, Foster Street, Hastingwood, Harlow, CM17 9HS

Proposal: Proposed erection of 10 x detached houses, with new vehicular access and a new road, provision of parking with hard and soft landscaping (Ref: EPF/2516/14)

I have reviewed the application history for this site and consulted council records on potentially contaminated land at the site. I have noted that a phase I desktop study and phase II site investigation have previously been submitted and approved for this site and that revised versions of these documents have been submitted for this application.

Domestic dwellings with gardens are classified as a particularly sensitive proposed use. Therefore, I have acknowledged that question 6 in the application form regarding Existing Use '*A proposed use that would particularly vulnerable to the presence of contamination*' has correctly been answered yes.

The Contaminated Land **SCN58 & SCN59** conditions will be attached to this application at this time. In accordance with the planning statement document submitted with this application, once the previously agreed remediation methods have been undertaken and a verification report has been received, 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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