

To: Francis Saayeng  
From: Jack Dearman  
Date: 3<sup>rd</sup> July 2019  
Your ref: EPF/0921/19 & EPF/0922/19  
File ref:



**Address:** 1-7 Margaret Road, Epping, CM16 5BP & Land adjacent to 7 Margaret Road, Epping, Essex, CM16 5BP

**Proposal:** Proposed x2 no. new dwellings to land rear of 1-7 Margaret Road & Proposed new dwelling to land adjacent to no.7 Margaret Road

I have screened readily available records held by the Council for the contiguous site area outlined in the two applications above including our GIS database and aerial photographs. These records have identified that the site has no acknowledged potentially contaminated land but that there are Works with the potentially contaminated land immediately north east of the site.

As the proposal encompasses residential dwellings with gardens, a contaminated land assessment is required as this constitutes a sensitive land use. It has been acknowledged that the same phase 1 preliminary risk assessment has been submitted for both applications. This will be sent for review by consultants acting on the Council's behalf and all feedback will be passed to the planning officer/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 for both the EPF/0921/19 & EPF/0922/19 applications. Once the phase 1 preliminary risk assessment 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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