

To: Francis Saayeng  
From: Jack Dearman  
Date: 13<sup>th</sup> August 2019  
Your ref: EPF/1524/19  
File ref:



**Address:** Summer House, Hamlet Hill, Roydon, Harlow, CM19 5LA

**Proposal:** Erection of x2 no.chalet bungalow dwellings with associated parking, amenity spaces and in curtilage refuse & cycle store.

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These records have identified that the site has acknowledged potentially contaminated land due to piggeries, horticultural nursery & industrial units.

The proposed residential land use is classed as a high risk and sensitive land use. Therefore, in question 6 of the application form '*A proposed use that would be particularly vulnerable to the presence of contamination*' which was answered 'no' should have been answered 'yes'.

It has been noted that a phase 1 desk study has been submitted by Soil Environment Services Ltd dated July 2019 in support of this application. 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. Once the contaminated land assessment documents have 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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