

To: Muhammad Rahman
From: Jack Dearman
Date: 12th May 2020
Your ref: EPF/0654/20
File ref:



Address: 83 Queens Road, Buckhurst Hill, IG9 5BW

Proposal: Erection of a single storey three-bedroom dwelling with green roof

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. From the records, I can see the site has no acknowledged potentially contaminated land.

It is noted that the proposal does constitute a sensitive use. However, this site has been assessed previously and comments from the council's former Contaminated Land Officer recommended that no further action would be required with regard to Contaminated Land assessment. I concur with these comments.

As such 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.

Due to the proposed use of the land being of a sensitive nature I 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.