

To: Muhammad Rahman
From: Jack Dearman
Date: 12th August 2021
Your ref: EPF/1272/21
File ref:



Address: 67 Lower Queens Road, Buckhurst Hill, IG9 6DS

Proposal: Proposed new 2 bedroom dwellinghouse.

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 acknowledged potentially contaminated land due to former use as a brickfield with nearby landfill.

As this proposal is for residential land use - a sensitive land use, it is necessary to investigate all potential land contaminative issues.

I have reviewed the documents submitted on behalf of this application and I have noted that no contaminated land assessment has been submitted for this application to date. In line with Essex Contaminated Land Consortium Land Affected by Contamination Guidance and National Planning Guidance, the applicant is advised to submit a Phase 1 and as necessary a Phase 2 and a Detailed Remediation Scheme produced by a National Planning Policy Framework defined "Competent Person" with any application made to develop the site.

Due to the sensitive nature of the proposed residential use, I recommend that the land contamination condition **NSCN57** be attached to any approval. Once a contaminated land assessment document has been received and reviewed the attached condition will be considered for discharge.

Reason: To ensure that 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 policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2019.