

Environmental Health
Uttlesford District Council
Planning Consultation Response

To: Development Control
From: Chris Hurst – Environmental Health Officer

Date: 16/04/2021

Application Ref: UTT/21/1293/FUL

Address: September Hill Wicken Road Arkesden

Proposal: Erection of 1 no. detached dwelling

Response Summary

Thank you for your consultation on the above planning application. I have reviewed the details and information provided.

The application site is outside aircraft and other transportation noise significance contours. The site is also outside the Air Quality Management Zone. It is considered that due to the limited scope of the development it will not negatively impact neighbouring properties. A precautionary contaminated land condition is recommended.

I therefore have no in principal objections to the development subject to the following condition being attached to any consent that maybe granted.

Contaminated Land- Unsuspected Contamination

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with [Land contamination risk management](#) published by the Environment Agency. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures, a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990

Chris Hurst

Environmental Health Officer

Environmental Health Dept
Uttlesford District Council
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