

Miss N Hayward
Planning Policy
Rochford District Council

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My Ref:
Your Ref:

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Dear Miss Hayward

Allocations Examination – Land North of London Road, Rayleigh

EMF – Following a review of guidance available, it appears that there is a general approach taken of implementing buffer zones between pylons and residential developments of 30m (132kV) and 60m (275 and 400kV) as appropriate.

Land Contamination - The site is near sites of previously potentially contaminative use (SOPPCU). There may also be contamination issues arising from the site's current use as farmland (e.g. pesticides and unknown infills). As such, land contamination assessment (and remediation as necessary) will need to take place before the site can be used for residential purposes. Information regarding the SOPPCU can be obtained from Environmental Health.

Noise – Subject to the proposed re-development of Rawreth Industrial Estate, there should be no issue with this site unless through self-generated sources (e.g. entertainment venues).

Air Quality – There are no anticipated issues with this site.

Yours Sincerely

Principal Environmental Health Officer