

To: Planning Officer
From: Aldona Rahman
Date: 5th November 2021

Your ref: EPF/2619/21

File ref:



Epping Forest District Council

Address: Albany Stud Farm, Epping New Road, Buckhurst Hill, IG9 5UA

Proposal: Replacement dwelling and associated works, including security hut & access road.

Herts & Essex Site Investigations Ltd. on behalf of the Client was appointed to investigate potential pollutant linkages, which could affect the proposed redevelopment for a residential property with a garden.

The results of intrusive site investigations showed the presence of lead, PAH's and asbestos in samples of Made Ground.

As a result, the Remedial Method Statement has been prepared to address contamination on site. The works can be summarised as below:

- Removal of hotspots of PAH's and asbestos,
- Removal of widespread lead contamination in garden areas,
- Disposal of excavated soils,
- Replacement of the ground with clean cover – please see Remediation Method Statement for specific areas,
- Validation sampling of the underlying strata,
- Soil testing for a range of contaminants,
- Gas mitigation measures (CS2) will be incorporated into the design of the building
- The design of water supply pipes should also be taken into consideration when installed in remaining made ground-hydrocarbon resistance,
- Further ground assessment for any unexpected contamination

The verification report will be required to confirm the above.

Due to the sensitive nature of the proposed residential use, condition **NSCN57B – Verification Report only** should be attached to any approval granted.
