

To: Planning Officer  
From: Jack Dearman  
Date: 17<sup>th</sup> January 2022  
Your ref: EPF/2986/20  
File ref:



**Address: 98 Westbury Lane, Buckhurst Hill IG9 5PW**

**Proposal: Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g)) and 2no. one bedroom apartments**

Contaminated Land

Updated memo

Contaminated Land have been reconsulted on this application. There are no further comments to those made in March 2021.

The risk of contamination at the site is considered to be low however the recommendations in section 7 are agreed with. The consultant may wish to submit a Phase II sampling protocol to prevent any further sampling being requested at a later date.

I recommend that the land contamination condition **NSCN57** remain attached to any approval granted.

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*Original memo – 24<sup>th</sup> March 2021*

*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.*

*A phase I desk study report has been received and reviewed.*

*A Phase I Geo-Environmental Desk Study (ref. BC541 RE001) dated 28<sup>th</sup> January 2021, relating to potential contamination issues at the above site, has been reviewed and I have the following comments to make regarding its content:*

*The report addresses the requirements for submission of a Phase I report, in that it is signed, countersigned and dated, contains relevant site walkover information, background information for the site and surrounding area, an illustrative conceptual site model (CSM), a preliminary risk assessment identifying active contaminant linkages, conclusions and recommendations.*

*Following the site walkover, no evidence of any potential sources of contamination such as fuel storage/staining or asbestos containing materials were noted. However, the site has*

historically undergone demolition and construction in the south and east. Made Ground resulting from construction / demolition of former structures is considered a potential source of asbestos, metal contaminants and hydrocarbons.

Consultants are encouraged to approach the Council directly for any on-site or nearby off-site history and information relevant to the site assessment however I do note the Envirocheck report in the appendices.

The risk of contamination at the site is considered to be Low however the recommendations in section 7 are agreed with. The consultant may wish to submit a Phase II sampling protocol to prevent any further sampling being requested at a later date.

I recommend that the land contamination condition **NSCN57** be attached to any approval granted.

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.

### **Asbestos Informative**

Where existing buildings may contain Asbestos Containing Materials (ACM's) - The applicant is required to ensure that all contractors involved in the demolition and site clearance works are aware of the requirements of the Control of Asbestos at Work Regulations 2012. It is essential that an asbestos survey is undertaken and where ACMs are discovered, risks are appropriately managed, ensuring safe removal and disposal offsite by specialist contractors in accordance with good practise and current HSE guidance. Further, it is the responsibility of the developer to ensure measures are put in place to prevent contamination of the soils during such works. Evidence may therefore be required by The LPA as part of the contaminated land condition to show that any ACMs, identified following a required asbestos survey, have been appropriately disposed from site.