

To: Marie-Claire Tovey
From: Jack Dearman
Date: 25th June 2019
Your ref: EPF/1308/19
File ref:



Address: Land rear of 198 - 200 Forest Edge, Buckhurst Hill, IG9 5AE

Proposal: Proposed new detached one bedroom dwelling and associated works. (Revised application to EPF/3066/18)

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. These indicate that no evidence of potentially significant contaminating activities has taken place historically on the site.

Records indicate that the site formed part of a field associated with Monkams Farm until it became part of a green at the corner of Forest Edge and Station Way when these roads were built in the 1930s, that an electricity sub-station was built at the eastern end of the green in 1954 and that it became part of the rear garden of 200 Forest Edge when this dwelling was built in 1957. The substation was located on the small land parcel located to the east of the subject site between the railway and subject site.

It is noted a phase 1 desktop investigation has been submitted by Brown to Green Geo-technical and Geo-Environment Consultants dated December 2018. This report is due to be sent for review by consultants on the Council's behalf and any feedback will be passed to the applicant. After an initial review of the document the conceptual model has highlighted the potential for contaminant linkages to be present on site and has recommended a phase 2 intrusive investigation.

Due to the sensitive nature of the proposed residential use, I recommend that the land contamination conditions **SCN57, SCN58, SCN59** be attached to any approval granted.

Reason

To ensure the 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 the guidance contained within the National Planning Policy Framework, policy RP4 of the adopted Local Plan and Alterations, and policy DM 21 of the Epping Forest District Council Local Plan Submission Version 2017.

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