

To: Marie-Claire Tovey
From: Stuart Dunlop
Date: 08th July 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)

A phase 1 geoenvironmental desk study was undertaken in support of this application. The report was completed in accordance with CLR11 and the National Planning Policy Framework. This has been thoroughly reviewed by consultants acting on behalf of the Council and comments are highlighted below.

The CSM has revealed that the site was used as a former construction storage yard possibly related to the railways/ London Underground. Made ground covers the site and is present to depths of 4-5 metres according to BGS. The CSM identified PPLs relating to ground gases, made ground (ACMs/ heavy metals/ PAHs/ Hydrocarbons), PCBs were identified offsite but due to the London Clay were considered not to be an impact upon the site.

Condition SCN87 of EPF/1308/19 relating to the phase 1 desk study can be discharged in full. A phase II intrusive site investigation needs to be undertaken to further assess the site. The site investigation protocol needs to be approved by EFDC. Conditions SCN87A, 87B, 87C and 87D are to remain in place.

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