

To: Marie-Claire Tovey
From: Simon Bell
Date: 7th August 2019
Your ref: EPF/1308/19
File ref:



Address: EPF/1308/19 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)

Amendment to memo previously sent on 7th July 2019 – previous memo referred to discharging conditions however as the previous application was rejected, no such conditions are in place to be discharged. Therefore, updated memo below:

A phase 1 geoenvironmental desk study was undertaken in support of this application and has been reviewed by the external consultants acting on behalf of the council. 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.

The phase I desktop study is considered sufficient however a phase II intrusive investigation is required. The site investigation protocol needs to be approved by EFDC.

In line with Essex Contaminated Land Consortium Land Affected by Contamination Guidance and National Planning Guidance, the applicant is advised to submit Phase 1, Phase 2 and as necessary a Detailed Remediation Scheme produced by a National Planning Policy Framework defined “Competent Person” with any application made to develop the site.

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.

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