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**To** : Virginia Johnson  
**From** : Nicola Slade – Contaminated Land Officer  
**cc** :  
**Date** : 25 September 2023      **File Ref** : 04/00022/CLPLAN 20 High  
St, Epsom  
**Re** : **23/01105/FUL 20 High St, Epsom, KT19 8AH**

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## **Change of use from furniture warehouse into flats**

Dear Ginny

This is the site of a former dry cleaners which would have used bulk quantities of chlorinated solvents. And, the underlying geology is permeable.

Further to my memo for 22/01912/PREAPP on 14 December 2022, please would you include the following condition on any consent granted.

Unless otherwise agreed by the Local Planning Authority, the following must be undertaken prior to any development on site, in accordance with current best practice guidance:

(i) a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(iii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.