

To: Zara Seelig
From: Jack Dearman
Date: 16th January 2020
Your ref: EPF/2511/19
My ref:



Address: Land To Rear Of 257 To 259, High Street, Epping, CM16 4BP

Proposal: A new replacement building, and a change of use from storage B8 to cafe A3.

With reference to the above application.

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 not been subject to any land use that may subject the area to potential contamination.

Therefore, I recommend that the stand-alone condition **SCN60 – Unexpected Contamination** is attached to any approval granted. In line with this condition, it is the responsibility of the developer to ensure the safe development of the site (including the appropriate disposal of any asbestos within the existing building) and the developer is required to stop development, contact the Local Planning Authority and carry out any necessary agreed investigation and remediation works if significant contamination is encountered.

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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