

Our Ref: HW/GV/19.6007

Your Ref: PP-11686021

15 December 2022

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By planning portal

Dear Sir/Madam

### **Town and Country Planning Act 1990**

**Application to Discharge Conditions 3 (Contamination), 4 (Construction Environmental Management Plan), 5 (Landscaping), 6 (Biodiversity Enhancement Layout), 7 (Landscape and Ecological Management Plan) and 8 (Lighting Design Scheme), Imposed on Planning Permission UTT/22/1946/FUL at Templar's Farm, Lindsell, Dunmow, Essex, CM6 3QL**

An application has been submitted online under the above reference. The documents are set out in the attached 'Schedule of Application Documents'. My client will pay the application fee of £116 plus Planning Portal Service Charge online.

#### **Condition 3 Contamination**

A Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment has been undertaken by Brown 2 Green Associates Ltd. The report accompanies the current submissions and concludes that the site has not identified any active pollution linkages between the identified source of contamination and identified receptors should the site be developed as residential. The level of risk from contamination is considered to be acceptable and no further investigations are necessary.

#### **Conditions 4 Construction Environmental Management Plan, 6 Biodiversity Enhancement Layout and 7 Landscape and Ecological Management Plan**

T4 Ecology have completed the Construction Environmental Management Plan (CEMP) and Biodiversity Enhancement Strategy (BES) in respect of conditions 4, 6 and 7, which accompany the submissions. The CEMP and BES identifies the ecological features/constraints that will be managed during the construction phase and also confirms the ecological enhancements, management appropriate for the consented proposal, and persons/organisations responsible for the undertaking of such actions as applicable.

#### **Condition 5 Landscaping**

Moore Partners Ltd have produced the hard and soft landscaping scheme, reference SP/TMF3/01A and associated Planting Specification. The scheme has also informed the Landscape and Ecological Management Plan produced by T4 Ecology Ltd.

#### **Condition 8 Lighting Design Scheme**

Green Light Environmental Consultancy were appointed to prepare the Lighting Design Scheme, having previously completed the approved schemes for the adjacent sites (UTT/21/3365/DOC and UTT/21/3366/DOC). The enclosed report describes the lighting specification and shows how and where external lighting will be installed.

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The submitted reports and plans provide the relevant information to fully discharge the relevant conditions imposed on planning permission UTT/22/1946/FUL.

Please would you register the application, notify me of the application reference and timetable and supply a receipt for payment of the application fee. Should you have any queries relating to this proposal, please do not hesitate to contact me. I will otherwise make contact with the case officer in due course.

Yours faithfully

**Hayley Webb** BSc (Hons) DipEP MRTPI  
**Principal Planning Consultant**

c.c. JGA Services Ltd  
SPL