

Epping Forest District Council

Civic Offices
323 High Street
Epping
CM16 4BZ

Project: Lower Alderton Hall Lane**Project Ref: 19/0368/PL/01****ECD ARCHITECTS LTD**

STUDIO 3
BLUE LION PLACE
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8 May 2019

To whom it may concern:

This planning application is being submitted to reinstate an existing approval on the site. The scheme was approved under planning reference EPF/2620/15 in March 2016. Unfortunately, as the 3 year duration of the approval has lapsed, the applicant (Epping Forest District Council) is re-submitting in order to develop the site to provide new housing for local residents as part of the wider EFDC Council House Building Programme.

We are submitting the same drawings and information, as part of the new application as was initially submitted in October 2015. This is to avoid any misunderstanding regarding the proposals and ensure transparency.

Since the original application was submitted, the Local Authority (EFDC) have ended rental agreements for the existing garages on site, therefore aiming to moderate parking displacement. They have also undertaken a Phase 1 Contamination Assessment, developed a Sampling & Analysis Plan for Phase 2 site investigations and a Tree Protection Plan. These documents are being submitted as part of the application to mitigate concerns regarding tree protection and contamination on site. Otherwise, the application remains unchanged, which we hope will facilitate a renewed approval.

As this application is being submitted by Epping Forest District Council, the application fee for the new application will be sent by internal transfer. If you have any queries regarding this, please contact the Applicant.

Yours faithfully,

**Sarah Keetch**

Architect

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(email only)