

**From:** [Paul Symonds](#)  
**To:** [Planning](#)  
**Cc:** [PNA](#)  
**Subject:** FW: Warrenwood Manor, Hornbeam Lane, Essendon LPA Ref: S6/2015/1007  
**Date:** 11 July 2016 14:48:29

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For the attention of Sarah Smith:

Dear Sarah,

We note from the on-line planning records that the Environment Agency have responded to the Preliminary Land Contamination Risk Assessment submitted in response to their earlier objection and have advised they still object to the application in principle on the grounds they have serious concerns that the materials on site are potentially hazardous and would expect these to be removed. Any such contamination however, cannot of course be confirmed or discounted without an appropriate regime of on-site excavation and testing.

The Preliminary Land Contamination Risk Assessment submitted in support of our above application, and as requested in the earlier EA objection, under paragraph 4.6 includes a table indicating the risk rating of the various potential pollutant linkages where a value of less than five is low, between five and ten is medium and above ten is high. The table identifies potential receptors as Construction workers and end users with the likelihood of exposure to any contaminants as 3 (evens) and a consequence rating of 2 (minor). A second receptor is identified as Surface water/ Essendon Brook where the pathway is pollutant leaching and migration of mobile contamination with a likelihood of exposure rating of 2 (unlikely) and a consequence of 3 (mild/medium).

Naturally, only a programme of on-site investigation and testing will identify the presence, or otherwise, of any potential contamination which will then determine an appropriate level of further investigation / remediation that may prove necessary.

The EA objection also advises they would be unwilling to issue a retrospective permit which is of course covered by legislation and would respectfully suggest this is not therefore, a matter for consideration within a planning application.

We also note the consultation response from your Environmental Health Officer has also been lodged which, more correctly provides advice for a phased contaminated land condition to be placed on the application and recommends the planning application is permitted but with conditions. Clearly, this course of action will ensure a full scheme of testing, remediation, implementation and future monitoring can be undertaken in association with the condition recommended by your Environmental Health officer, based on known data from on-site investigation and testing as recommended by the Preliminary Land Contamination Risk Assessment submitted in support of our above application.

We trust you find the above in order but please let us know should you have any queries or require any further information at this stage.

kind regards

**Paul Symonds**

**PNA**

2 The Coach House, Corneybury Farm  
Ermine Street, Buntingford, Herts SG9 9RS

**Tel:** 01763 271292 / 01707 276595  
[paul@pna.eclipse.co.uk](mailto:paul@pna.eclipse.co.uk)