

29th July 2022
479095/A6/JD/JK



The Planning Inspectorate
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SUBMITTED VIA EMAIL

Dear Sirs,

LAND TO THE SOUTH OF HENHAM ROAD & EAST OF HALL ROAD, ELSENHAM

APPLICATION FOR OUTLINE PLANNING PERMISSION

RESIDENTIAL DEVELOPMENT COMPRISING 130 DWELLINGS, TOGETHER WITH A NEW VEHICULAR ACCESS FROM HENHAM ROAD, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED HIGHWAYS, DRAINAGE AND OTHER INFRASTRUCTURE WORKS (ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL APART FROM THE PRIMARY MEANS OF ACCESS)

PINS REFERENCE: S62A/22/0000001

Savills (UK) Ltd is instructed by Countryside Partnership PLC to make a formal submission pursuant to Section 62A of the *Town and Country Planning Act* to seek outline planning permission in respect of Land south of Henham Road, Elsenham.

The proposed description of development is:

Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access).

The background to and justification for this application is set out in the submitted Planning Statement.

As indicated in the submitted application form, neither the applicant or agent is (a) a member of staff; (b) an Inspector; (c) related to a member of staff (d); or related to an Inspector.

Attached to this letter are schedules of the application and supporting drawings and documentation.

The application has been calculated via the Planning Portal. The total fee considered payable has been calculated to be £15,328.20. Calculation of payment was based on the application site area of 5.3 ha (exclusive of the Planning Portal £28.00 service charge).

Based on discussions with PINS Operations Manager Mark Boulton, we understand that the Planning Inspectorate will contact Countryside Partnerships PLC to arrange payment upon receipt of this application at the address below

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



Carl Glossop
Countryside Partnerships Plc
Countryside House
The Drive
Warley
Brentwood
CM13 3AT

[REDACTED]

There is no need for business purchase order.

We look forward to the confirmation of validation of this submission and to its timely determination. If you have any queries in the meantime please do not hesitate to contact me.

Yours faithfully,

[REDACTED]

Jonathan Dixon
BA (Hons) MA MRTPI FRSA
Director

Encs.

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SCHEDULE 1: APPLICATION DRAWINGS & DOCUMENTS

Application Drawing / Document	Drawing No. / Document Ref.	Author	Rev / Date	Submitted
Cover letter	-	Savills	29/07/2022	29/07/2022
Application Forms	-	-	29/07/2022	29/07/2022
Notice 1	-	-	29/07/2022	29/07/2022
Site Location Plan	001	DAP	02	29/07/2022
Henham Road – Proposed Access Arrangements	2008170-006	Ardent	-	29/07/2022

SCHEDULE 2: SUPPORTING DRAWINGS & DOCUMENTS

Application Drawing / Document	Drawing No. / Document Ref.	Author	Rev / Date	Submitted
Planning Statement	479095	Savills	FINAL	29/07/2022
Environmental Impact Assessment Screening Opinion	-	RPS	29/07/2022	29/07/2022
DAS [Part 1] Site Analysis Document	140	DAP	1	29/07/2022
DAS [Part 2] Concept Design Document	240	DAP	1	29/07/2022
DAS [Part 3] Spatial Co-ordination Document	340	DAP	1	29/07/2022
Illustrative Master Plan	300	DAP	01	29/07/2022
Illustrative Layout Plan	303	DAP	02	29/07/2022
Illustrative Site Sections	304	DAP	00	29/07/2022
As proposed Indicative View – View towards St Mary’s Church	110	DAP	01	29/07/2022
As proposed Indicative View – View towards the barns at Elsenham Place	111	DAP	01	29/07/2022
As proposed Indicative View – View towards Elsenham Cross	112	DAP	00	29/07/2022
Statement of Community Involvement	-	MPC	July 2022	29/07/2022
Public Consultation Newsletter	-	-	March 2022	29/07/2022
Topo Survey	SURV2956	Countryside Properties	08/03/2021	29/07/2022
Ecological Assessment [incorporating Hatfield Forest Zone of Influence Assessment – see Section 4 (and 5)] [incorporating Badger scoping survey, GCN habitat suitability assessment of ponds, and ground level tree assessment for bats]	J001426	SES	C	29/07/2022
Biodiversity Checklist	-	ECC/ SES	-	29/07/2022

Application Drawing / Document	Drawing No. / Document Ref.	Author	Rev / Date	Submitted
Biodiversity Net Gain Design Stage Report	-	SES	July 2022	29/07/2022
Arboricultural Survey & Constraints Advice	HWA10767 APII	Hallwoods	02/03/2022	29/07/2022
Landscape, Townscape and Visual Impact Assessment	JSL4473	RPS	VF	29/07/2022
Archaeological Assessment - Desk Based Assessment	JAC27946	RPS	Final	29/07/2022
Built Heritage Statement	JCH10286	RPS	Final 5.2	29/07/2022
Flood Risk Assessment. & Drainage Strategy	2008170-05	Ardent	A	29/07/2022
Drainage Strategy [in FRA, (App. D) but also submit separately]	2008170-030	Ardent	A	29/07/2022
SuDS Checklist	-	Ardent	-	29/07/2022
Foul Sewerage & Utilities Assessment	-	Triconnex	-	29/07/2022
Air Quality Assessment	2008170-08	Ardent	A	29/07/2022
Noise Assessment	2008170-06	Ardent	-	29/07/2022
Transport Assessment	2008170-04	Ardent	-	29/07/2022
Framework Residential Travel Plan	2008170-07	Ardent	-	29/07/2022
Phase One Desk Study Report	61207	Richard Jackson	March 2021	29/07/2022
Land Contamination Checklist	-	ECC / Countryside		29/07/2022
Minerals Resource Assessment – Stage 1	2094 R01	GEMCO	Issue 1	29/07/2022
Lighting Strategy	00022_C_S38_SPE001P01	MMA	P01	29/07/2022
Outdoor Lighting Report	00022_C_S38_SPE001P01	MMA	R0	29/07/2022
Lighting Scale Print	00022_C_S38_SPE001P01	MMA	R0	29/07/2022
Luma gen2 Spec	BGP702 LED40-4S/740 DM10 GF SRT SRB 60/7	Philips	R0	29/07/2022