

From: McKeown, Peter
Sent: 14 October 2022 14:50
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/2022/0012 - Land East of Station Road, Elsenham

Good afternoon Mark,

Thanks for your letter dated 12th October regarding the application submission. In response to your queries regarding validation I would comment as follows:

1. The schedule of accommodation has been added to the layout and this shows how 200 units can be accommodated on the site. It is important to reiterate that we are not seeking approval of the layout as part of the application, this will be confirmed at the Reserved Matters stage.
2. There is no separate draft 'Heads of Terms' document, it is provided within the Planning Statement.
3. I have attached some additional information regarding vehicle tracking and swept path analysis. However, as this is an Outline application we would normally not provide any further detail on parking layouts within the Transport Assessment, this is covered off within a future Reserved Matters application. This is covered at Section 2.7.1 of the TA and parking will be provided in accordance with Essex County Council's Parking Standards. The additional drawings attached are as follows:

Swept Path Analysis Refuse Vehicle – 0101 RevP01
Swept Path Analysis Fire Services, Pumping appliances vehicle – 0102 RevP01
Adoptable highway feasibility layout – 0100 P01

4. Please find attached a version of the Ecological Assessment with the badger information redacted.
5. A Health Impact Assessment has not been provided for the application. The Checklist for Uttlesford DC indicates that this is only required on applications for more than 200 dwellings and as our proposals are for 'up to' 200 units this has not been prepared.
6. Please find an updated SCI attached.
7. I have spoken with our consultants WSP regarding the requirement for a water directive assessment and it is their understanding that this is only required when applying for a bespoke permit relative to works affecting either a main river or a water body classified by the EA as High Status. Neither of these factors apply in this instance and therefore a water directive assessment has not been prepared.
8. The Application Form has been updated and the Agricultural Holding Certificate completed. Please find attached.

I trust that everything is in order and that you are now in a position to formally validate the application. However, should you have any further queries please do not hesitate to contact me.

Can you please confirm receipt?

Kind regards

Peter

Classification L2 - Business Data

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Carter Jonas
Simply better property advice