

Received

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Questionnaire (s62A)**

Article 12 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)

Applications direct to the Secretary of State (Designated Local Planning Authorities)

Application ref no: S62A/2022/0012

Application by:

Grid ref: 553580 227011

Site address: Land East of Station Road Elsenham

Postcode:

You must send a copy, with attachments, to our case officer and to the applicant/agent **within 5 days** of the date of the notification given under Article 11(1). You can send it to us by e-mail to section62a@planninginspectorate.gov.uk The notification date is set out in our letter.

**PLEASE SEND THE QUESTIONNAIRE AND ALL DOCUMENTATION ELECTRONICALLY**

|  |  |
| --- | --- |
| **Please be aware that Article 12[[1]](#footnote-1) is a statutory requirement on LPAs to provide information.****A copy of this completed questionnaire and any documentation supplied with it are required to be made available/published via the website.** | **Included?** |
| **1** | Provide a copy of any entry in the register required to be kept under Article 40 of the 2015 Order[[2]](#footnote-2) which relates to the land, or part of the land, to which the relevant application relates. |  | NO |
| **2** | If the application is for approval of reserved matters for which the LPA has previously given outline consent please also supply a copy of any associated Section 106 agreement.  |  | NO |
|  | Details: N/A |
| **3** | Are there any other applications or matters relating **to this site** under consideration by the Local Planning Authority?If YES, please give details.  | YES  |  |
|  | Details: UTT/22/2136/PA – Pre Application advice request for up to 200 residential dwellings along with open space and associated infrastructure. **Also see attached Planning History**  |
| **4** | Details of any other relevant planning history which the Secretary of State needs to be aware of in the consideration of this application. |  see Attached |
|  |
| **5** | Is there a known surface or underground mineral interest at or within 400 metres of the application site which is likely to be a material consideration in determining the application? | YES  |  |
|  | If YES, please attach details. Mineral safeguarding Area – Sand and Gravel – refer to ECC Mineral and Waste |  Attached |
| **6** | Are there any other proposals **relating to the same site** still being considered by the Planning Inspectorate or the Secretary of State? |  | NO |
|  | If YES, please give reference numbers.Refs: N/A |
| **7** | Are there any other applications, appeals or matters relevant to this application **adjacent or close to the site** still being considered (or recently determined) by the Secretary of State, the LPA, any adjoining LPA or the Planning Inspectorate? | YES  |  |
|  | If YES, please give reference numbers and brief details.Refs: **UTT/22/2480/FUL** - Variation of conditions 2, 9, 10 and 11 attached to outline permission UTT/17/3573/OP granted on appeal - conditions 2, 9 and 10 to be varied to amend the Access Plan reference to updated plans and condition 11 to be amended to alter trigger for completion of cycleway – PENDING CONSIDERATION**UTT/22/0309/FUL**- Variation of conditions 9 and 10 attached to outline permission UTT/17/3573/OP granted on appeal - Minor amendment to approved access plan - PENDING CONSIDERATION**UTT/22/0307/FUL** - Variation of condition 1 attached to outline permission UTT/17/3573/OP granted on appeal - Minor amendment to allow phased discharge of condition in order to allow implementation of access road infrastructure prior to approval of reserved matters for the remainder of the site - PENDING CONSIDERATION**UTT/22/2494/NMA** - Non material amendment to UTT/21/3269/DFO- swapping of tenure location and type of limited number of affordable homes. Swap location of 8 affordable rent and 6 shared ownership homes – APPROVED 13.09.2022**UTT/22/0311/FUL** - Variation of condition 18 attached to outline permission UTT/17/3573/OP granted on appeal - Minor amendment to allow the phased submission of a detailed surface water drainage scheme - PENDING CONSIDERATION**UTT/22/0310/FUL** - Variation of condition 11 attached to outline permission UTT/17/3573/OP granted on appeal - Minor amendment to allow phased discharge of condition in order to allow implementation of access road infrastructure prior to approval of the footway/cycleway scheme details linking the development to Old Mead Road - PENDING CONSIDERATION**UTT/22/0306/FUL** - Variation of condition 2 attached to outline permission UTT/17/3573/OP granted on appeal - Minor amendment to approved access plan- PENDING CONSIDERATION**UTT/22/0308/FUL** - Variation of condition 22 attached to outline permission UTT/17/3573/OP granted on appeal - Minor amendment to allow phased submission of an arboricultural method statement - PENDING CONSIDERATION**UTT/21/3269/DFO** - Approval of reserved matters (layout, scale, appearance and landscaping) relating to outline application UTT/17/3573/OP for the erection of 350 dwellings, internal roads, open space and sports pitch provision, other associated infrastructure including that required to serve future primary school and early years facility and siting of sports pavilion – APPROVED WITH CONDITONS 01.06.2022**UTT/22/2480/FUL** - Variation of conditions 2, 9, 10 and 11 attached to outline permission UTT/17/3573/OP granted on appeal - conditions 2, 9 and 10 to be varied to amend the Access Plan reference to updated plans and condition 11 to be amended to alter trigger for completion of cycleway - PENDING CONSIDERATION**UTT/22/0691/DOC** - Applicantion to discharge part of condition 4 (Access road infrastructure) ) attached to UTT/17/3573/OP approved under APP/C1570/W/19/3243744) - Refuse to Discharge Conditions 04.05.2022**UTT/22/2195/DOC** - Application to discharge condtion 22 (Arboricultural method statement) attached to UTT/17/3573/OP approved under APP/C1570/W/19/3243744 - Discharge Conditions in Full – **UTT/22/0642/DOC** - Application to discharge condition 21 (Unexploded Ordnance Risk Assessment) attached to UTT/17/3573/OP (approved under Appeal APP/C1570/W/19/3243744) - PENDING CONSIDERATION**UTT/22/0699/DOC** - Application to discharge condition 6 (Invertebrate Mitigation and Management Plan) attached t o UTT/17/3573/OP (approved under Appeal APP/C1570/W/19/3243744) - Discharge Conditions in Full 20.04.2022**UTT/22/2194/DOC** - Application to discharge condition 4 (Construction management plan) attached to UTT/17/3573/OP approved under APP/C1570/W/19/3243744 -Discharge Conditions in Full 21.09.2022 **UTT/22/2359/DOC** - Application to discharge condition 18 (surface water drainage scheme) attached to UTT/17/3573/OP (approved under Appeal APP/C1570/W/19/3243744) Discharge Conditions in Full 13.09.2022**UTT/22/0589/DOC** - Application to discharge condition 3 (Archaeology) attached to UTT/17/3573/OP (approved under Appeal APP/C1570/W/19/3243744) - Refuse to Discharge Conditions 10.05.2022**UTT/22/2410/DOC** - Application to part discharge condition 3a and 3b (archaeology) attached to UTT/17/3573/OP approved under APP/C1570/W/19/3243744 - Discharge Conditions in Part 27.09.2022**UTT/22/0590/DOC** - Application to discharge condition 17 (contamination) attached to UTT/17/3573/OP (approved under Appeal APP/C1570/W/19/3243744) - Discharge Conditions in Full**UTT/22/0700/DOC** - Application to discharge condition 8 (Skylark mitigation strategy) attached to UTT/17/3573/OP (approved under Appeal APP/C1570/W/19/3243744) - Discharge Conditions in Full**S62A/22/0007** - Town and Country Planning Act 1990 (Section 62A Applications)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, on land to the south of Henham Road, Elsenham) – PENDING CONSIDERATION |
| **8** | Are there any public rights of way which cross or are adjacent to the application site? | YES |  |
|  | If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details. | See Attched |
| **9** | Does the proposed development involve the demolition, alteration or extension of a listed building? |  | NO  |
|  | If YES, is it a:Grade I [ ]  Grade II\* [ ]  Grade II Date of Listing:Please supply a copy of the listing description. | n/a |
| **10** | Would the proposed development affect the setting of a listed building? | YES  |  |
|  | If YES, is it a:Grade I [ ]  Grade II\* [ ]  Grade II YES Date of Listing: 22.02.1980Please supply a copy of the listing description. | Attached  |
| **11** | Would the proposals affect an Ancient Monument (whether scheduled or not)? |  | NO  |
|  | If YES:Details: N/A |
| **12** | Is the site in, or adjacent to, a Conservation Area?  |  | NO |
|  | If YES:Details: N/A Please supply a map showing the relevant Conservation Area boundary.  |
| **13** | Is any part of the site subject to a Tree Preservation Order? |  | NO |
|  | If YES, please attach a plan showing the extent of the Order and any relevant details. | N/A |
| **14** | Is the site within a Green Belt?  |  | NO  |
| **15** | Is the site within an Area of Outstanding Natural Beauty? |  | NO  |
| **16** | Have you made a Local Development Order under s61A to s61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site? |  | NO |
|  | If YES, please attach a copy of the relevant order. | N/A |
| **17** | Is the application site in or adjacent to or likely to affect an SSSI and/or an internationally designated site (i.e. cSAC, SAC, pSPA, SPA, Ramsar)? |  | NO |
|  | If YES, please give details. | N/A |
|  | Details: N/A |
| **18** | Are any protected species likely to be affected by the proposals?See Submitted reports | YES  |  |
|  | If YES, please attach details.Details: n/a | [ ]  Attached |
| **19** | Is there a neighbourhood plan in place affecting this site, or is there an emerging neighbourhood plan? |  | NO  |
|  | If YES, please attach details.Details: N/A | N/A |
| **20** | Has any advice (either at pre-application or as part of an earlier application) been given by the planning authority to the applicant in relation to development of the land? Pre Application advice pending Consideration – Screeing Opnion issue – see attached | YES |  |
| **21** | Where the designated planning authority is not the county planning authority, a copy of any notice the county planning authority has given to the designated planning authority under paragraph 7(4) of Schedule 1 to the 1990 Act in relation to an area which includes the land (or part of the land) which is the subject of the application should be attached.  |  | N0 |
| **22** | Is the Parish Council for this application a relevant authority(references Schedule 1 of the 1990 Act and Article 13 of the Town and Country Planning (Section 62) (Procedure and Consequential Amendments) Order 2013 | YES |  |
| **23** | Has any further standing advice been given to the local planning authority since that provided to the Planning Inspectorate at designation? If so, please provide details. *(Standing advice is from any authority or person specified as a consultee in the Table in Schedule 4 to the Town and Country Planning (Development Management Procedure (England) Order) 2015)*Details: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  | NO [ ]  |
| **24** | Environmental Impact AssessmentPlease give details of any history of Environmental Impact Assessments in relation to this site which are relevant to this proposal.UTT/22/2326/SCO – Screeing Opinion – see attached | YES  |  |
| **25** | Extracts of any relevant policies including any which have been ‘saved’ by way of a Direction, together with copies of the policies.List of policies: SEE ATTACHED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | Attached  |
|  | Details of any other constraints/designations not listed above: Details: Archaeological SiteContaminated land Historic Use Area – Quarry and RailwaysWithin 250m Of Local Wildlife Sites – Pennington Hall Meadow, Elsenham Hall FieldsWithin 2K of SSSIWithin 25m of railway LineWithin 6K of Stansted Airport | YES  |  |
| **26** | Please detail any supplementary planning guidance, that you consider applicable, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when.Details: SEE ATTACHED  | ATTACHED........ |
| **27** | Any other relevant information or correspondence you consider we should know about in relation to the consideration of the submitted application.Details: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  | NO |

|  |  |  |
| --- | --- | --- |
|  | YOU MAY ALSO WISH TO SUPPLY |  |
| **28** | Details of any matters which you want the Appointed Person to note at any site visit. |
|  | Please provide details: NONE |
|  | **For the Mayor of London cases only** |  |
| **29** | Is it necessary to notify the Mayor of London about the application? | YES [ ]  | NO [ ]  |

Your reference: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I confirm that a copy of this questionnaire and any attachments have been sent to the Planning Inspectorate and a copy provided to the applicant.

Name: Femi Nwanze

On behalf of (LPA): Uttlesford District Council

Date submitted to the Planning Inspectorate: 10th October 2022

Please keep us informed of any changes to the information you have given on this form.

**Please be aware that further information needs to be submitted to the Planning Inspectorate in due course, namely:**

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | N/A | No of docs |
| **30** | A copy of the site notice and/or letter with which you notified people about the application *(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)**(Please include any local residents groups that you are aware of that may be affected by this proposal in the notifications you undertake)**Required within 5 days of the receipt of notice under article 11(2)* | [ ]  | \_\_\_\_\_ |
| **31** | Where a site notice is displayed on or near the application site *(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)* the date the site notice was displayed and the deadline you gave for providing comments to us. Date notice displayed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Deadline given for representations to be made: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | [ ]  | \_\_\_\_\_ |
| **32** | A comprehensive list of conditions which you consider should be imposed if planning permission is granted. This should reach us by the end of the consultation period and it may if you wish accompany the LPAs own representations on this application. | [ ]  | \_\_\_\_\_ |

|  |
| --- |
| Please note - Where representations in relation to a relevant application are received by the designated planning authority you must, as soon as reasonably practicable, forward the representations to the Planning Inspectorate. Any representations received after the submission of this questionnaire must also be forwarded in accordance with Article 16 of the TCP (s62A) (PCA) Order 2013 (as amended). |

1. The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended) [↑](#footnote-ref-1)
2. The Town and Country Planning (Development Management Procedure) (England) Order 2015 [↑](#footnote-ref-2)