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The Planning Inspectorate
Major Casework Team
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

T: 01223 326809

Your ref:
Our ref: J0045323

Via Email: Section62a@planninginspectorate.gov.uk

30th September 2022

Dear Sir/ Madam

SUBMISSION OF OUTLINE PLANNING APPLICATION LAND EAST OF STATION ROAD, ELSENHAM (UTTLESFORD DISTRICT COUNCIL)

Please find enclosed on behalf of Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith a submission pursuant to Section 62A of the Town and Country Planning Act for Outline Planning Permission regarding Land east of Station Road, Elsenham. The description of development is as follows:

'Outline Planning Application with all matters reserved except for the primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works'.

This Outline submission is accompanied by the following information for which approval is sought:

- | | |
|--|----------------------------|
| • Site Location Plan | J0045323_006 V3 |
| • Site Access Design Drawing | WSP-XX-XX-DG-TP-001 RevP01 |
| • Land Use, Open Space and Access Parameter Plan | J0045323_004 V3 |
| • Building Heights Parameter Plan | J0045323_005 V3 |

The submission is also accompanied by the following supporting documentation:

- Planning Application Form and Certificates
- Illustrative Layout
- Design and Access Statement
- Planning Statement including draft Heads of Terms
- Landscape and Visual Impact Assessment
- Built Heritage Statement
- Transport Assessment
- Framework Travel Plan
- Noise Impact Assessment
- Air Quality Assessment
- Outline Flood Risk Assessment and Drainage Strategy

- Ecological Impact Assessment
- Biodiversity Net Gain Assessment
- Archaeological Desk Based Assessment
- Preliminary Risk Assessment
- Utilities Assessment
- Agricultural Land Classification Report
- Mineral Resource Assessment
- Statement of Community Involvement

The documentation submitted as part of this application complies with the requirements of the local validation checklist for Outline Planning Applications within Uttlesford District Council.

As confirmed within the accompanying Application Form, neither the applicants or agent is; (a) a member of staff; (b) an Inspector; (c) related to a Member of staff; or (d) related to an Inspector.

PINS have confirmed that the Planning Inspectorate will contact the applicant (Bloor Homes Ltd) regarding the payment of the application fee which in this instance is £23,438. This has been calculated on a site area of 11.12Ha. Please contact Rachael Morey in the first instance for payment. The following information is required to be submitted:

Customer Details:

Bloor Homes Ltd, Marauder House, Skyliner Way, Bury St Edmunds, Suffolk, IP32 7YA

Accounts Dept:

Jessica Redfin (Purchase Ledger Assistant)

Bloor Homes Head Office
Ashby Road, Measham, Swadlincote, Derbyshire, DE12 7JP

Tel: 01530 270100

Email: [REDACTED]

Postal Address and Contact and invoice address and contact

Rachael Morey (Planning Manager)

Bloor Homes Eastern
Marauder House, Skyliner Way, Bury St Edmunds, Suffolk, IP32 7YA

Tel: 01284 777519/ [REDACTED]

No purchase order number required.

I trust the documentation enclosed is acceptable and will enable favourable determination of this Outline Planning Application. Should you have any questions or require any additional information to be submitted in support of the submission, please do not hesitate to contact me.

Yours sincerely



Peter McKeown MRTPI
Partner, Planning and Development

E: [Redacted]

T: 01223 326809 M: [Redacted]