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Your ref:  
Our ref: J0045323

05 December 2022

Dear Mark

## PLANNING APPLICATION S62A/2022/0012

### LAND EAST OF STATION ROAD, ELSENHAM

Thank you for your email dated 28 November enclosing details about the upcoming Hearing on 12 December.

We have reviewed the submission which have been made to date and note that the majority of statutory consultee comments received to date are supportive of the proposals. We wish to make the following comments and would appreciate it if this letter and attachments could be shared with the Inspector.

#### Consultee Comments

##### Urban Design

The Urban Design Officer within the response dated 03/11/22 is not objecting to the application, however there are a couple of points we would like to comment on:

- The application has been submitted in Outline form and therefore the detailed layout and design will be fixed at the Reserved Matters stage.
- The illustrative Layout which accompanied the submission shows how a central LEAP and a LAP to the east could be delivered. The applicants are happy to deliver an additional LAP within the open space to the west. It is felt that this matter (if necessary) can be secured within the S106 Agreement or dealt with during the preparation of the Design Code which Urban Design has requested. Bloor Homes are happy to accept a suitably worded Condition requiring the preparation and submission of a Design Code.
- There is no requirement for a MUGA to be delivered on site and to date no request for an off-site contribution towards one has been received.
- The Land Use, Open Space and Access Parameter Plan (004 V3) indicates that the Pumping Station would be located within the Public Open Space. With regard to this, the applicants are happy for this to be provided within the 'Developable Area' and would invite the Inspector to introduce a Condition requiring this.

- The majority of the points which have been made by the urban design officer are points of detail which will be confirmed during the preparation of the Design Code and Reserved Matters Application.

### MAG Highways

MAG Highways objected to the application on 01/11/22, however a comprehensive response from the applicants Transport Consultants WSP was submitted to PINS on 09/11/22. Further correspondence from MAG was received on 05/12/2022 and this will be reviewed by the applicant in advance of the Hearing.

### Henham Parish Council

Henham Parish Council has submitted a separate Transport Objection which has been prepared by SW Transport Planning Ltd. A response to some of the points raised within this document has been prepared by WSP and accompanies this submission.

### Uttlesford District Council (UDC)

The application was considered by UDC as a consultee on 23 November 2022. The Council objected to the application and in response to the issues identified we would comment as follows:

- The applicant's Transport Assessment has demonstrated that the proposals will not have a severe impact on the operation of the existing local pedestrian, cycle, public transport and road networks. There are no significant concerns regarding cumulative impact.
- With regard to the relationship between the appeal site and the land which adjoins to the south, it is important to note that these are two separate land parcels. Bloor Homes did not obtain the Outline Planning Permission on the southern land (UTT/17/3573/OP), this was secured by the Fairfield Partnership. Bloor Homes recently purchased the land with the benefit of an Outline permission. The two sites are independent of one another and there is nothing to preclude drainage attenuation basins coming forward on both sites.
- The additional pedestrian access to the Station would be fully accessible to all. Further details regarding this would be secured at the Reserved Matters stage.
- A range of Planning Obligations will be secured within the S106 Agreement to mitigate the impacts of the proposals. These include; public transport contribution, Highway works, education contributions, contribution towards a new community building at Elsenham and healthcare within the Village.
- A high-quality residential development would be delivered on site and sufficient amenity space would be provided. As indicated, the application is in Outline form with the detailed layout confirmed at the Reserved Matters stage. The Land Use, Open Space and Access Parameter Plan indicates how a minimum of 3.65Ha of Open Space would be delivered at the site and this would be provided within a range of spaces including; a LEAP, two LAP's and a recreational trail to the site perimeter. The site would also connect with the land to the south which will deliver Sports Pitches, Pavilion and a NEAP. There is no Policy requirement for a MUGA to be delivered on site.
- With regard to noise impacts from the adjacent railway line, the Environmental Health Officer at the Council is not objecting to the application and is supportive of the conclusions provided within the applicants Acoustic Assessment that accompanied the submission.

### LLFA Essex County Council

The LLFA within their consultee response dated 24/11/22 issued a holding objection to the application. The applicant's drainage consultants WSP issued a response to this objection on 02/12/22. The LLFA confirmed

on 05/12/2022 that the revised information had addressed their concerns and as a result they have removed their objection. It is our understanding that confirmation of this has been sent through to the Planning inspectorate. For completeness, I have enclosed the additional information that was sent through to the LLFA.

**S106 Matters**

Following the meeting with the Inspector on 28 November to discuss the S106 Agreement, we are continuing to progress with this. However, it is important to note that we are still waiting to receive a number of requests for the obligations identified within the draft S106 Document. This includes; education and healthcare. A number of assumptions have been made within the draft, however these cannot be confirmed until formal requests are received.

An amended draft of the document will be issued in advance of the Hearing and this will incorporate the First Homes drafting and a couple of other minor amendments discussed during the call last week. Bloor Homes have also confirmed that they are happy to provide the larger financial contribution of £596,154 (includes 25% inflation) towards the delivery of the Elsenham Community Building.

I trust that everything is in order and we acknowledge receipt of the Inspectors Issue Log and Agenda in advance of the Hearing next week.

Yours sincerely



**Peter McKeown MRTPI**  
Partner, Planning and Development

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