

The Planning Inspectorate
Major Casework Team
Room 3J Kite Wing
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Bristol
BS1 6PN

via email: section62a@planninginspectorate.gov.uk

Date: 5 April 2023

Our ref: 62023/01/MS/26441093v1

Dear Sir/Madam

Land at Tilekiln Green, Stansted, Great Hallingbury CM22 7TA: Section 62A Application for Full Planning Permission

On behalf of our client, FKY Limited, we are pleased to submit an application for full planning permission for:

“The development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.”

The site is within the administrative boundaries of Uttlesford District Council (UDC). The application is submitted directly to the Planning Inspectorate under S62A of the Town and Country Planning Act (1990).

This proposal has been the subject of a full planning application that was previously submitted to UDC on 1st February 2022 (ref 22/0267/FUL) and received a recommendation for approval by the assigned case officer. However, the application was subsequently recommended for refusal by UDC’s planning committee on 8th February 2023 and the decision notice for refusal issued on 14th February 2023.

Application Submission

The following documents are submitted in support of the full planning application:

- 1 Air Quality Assessment prepared by Fichtner Consulting Engineers Ltd, and Addendum dated March 2023;
- 2 Archaeological Desk Based Assessment prepared by Purcell Ltd;
- 3 Commercial Site Availability Note, prepared by Coke Gearing;
- 4 Design and Access Statement prepared by PRC Architecture & Planning Ltd;
- 5 Ecological Assessment and Ecology Update dated March 2023, prepared by Ecology Solutions;
- 6 Bird Strike Hazard Management Plan prepared by Ecology Solutions;

- 7 Biodiversity Checklist prepared by Ecology Solutions;
- 8 Economic Report prepared by Lichfields;
- 9 Flood Risk Assessment, prepared by Intermodal Transportation Ltd;
- 10 SuDS Checklist, prepared by Lichfields;
- 11 Glint and Glare Assessment produced by Pager Power;
- 12 Heritage Impact Assessment produced by Purcell Ltd;
- 13 External Lighting Strategy produced by KTA and the following plans;
 - a) 10398-EXT-01B External Lighting Lux Level Plot;
 - b) 10398-EXT-02 External Lighting Spill Level Plot;
 - c) 10398-EXT-03 External Lighting Vertical Plane Light Spill Calculations;
- 14 Landscape & Visual Appraisal including separate Landscape Figures 1-8 and Photosheets 1-16 produced by Nigel Cowlin Ltd;
- 15 Landscape Strategy (NC18.446-P204B) and Restocking Plan (NC18.446-P203A) produced by Nigel Cowlin Ltd;
- 16 Noise Assessment produced by Sharps Acoustics including March 2023 update;
- 17 Plans and sections produced by PRC Architecture & Planning Ltd:
 - a) Proposed Layout (PL_1001 Rev K);
 - b) Site Section (PL_1002);
 - c) Proposed Illustrative Section (PL_1003 Rev A) and
 - d) Site Location Plan (PL_1000 Rev F).
- 18 Transport Assessment produced by Intermodal Transportation Ltd including March 2023 addendum;
- 19 Transport Plans:
 - a) IT1896_ATR_03 – Max Legal Articulated Vehicle Accessing and Egressing Site;
 - b) IT1896_SK001 Rev K – Possible Access Junction Layout;
 - c) IT1896_SK1001 – Forward Visibility Approaching Proposed Ghost Island;
- 20 Rent a Unit drawing No. 22-22956-01, Rev A;
- 21 Fence specification document

The application fee is £2,028. This is calculated on the basis of ‘other operations’ and a site area of 5.13ha, and represents the maximum fee for this category. The fee payment will be made by Walton & Co. Please note that whilst Lichfields is the named agent on the site, we are working in conjunction with David Walton at Walton & Co who is authorised to deal with all correspondence in relation to this matter.

In relation to Article 7 of the Town and Country Planning (General Development Procedure) Order 1995, under Certificate C, we confirm that notice has been served on the known land owner and a notice will be served in both the Dunmon Broadcast and Saffron Walden Reporter on 13th April 2023. The notice can only be published on 13th April due to the Easter Break.

We trust that the submitted information is sufficient for you to validate and determine the application. We look forward to confirmation that the application has been registered. Should you have any queries, please do not hesitate to contact me or my colleague Richard Norman at this office.

Yours faithfully



Isabella Tidswell
Planner

Copy David Walton, Walton & Co