

6th April 2023

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SG12 9EE

Mark Boulton
Section 62A Applications Team
Planning Inspectorate
Section62a@planninginspectorate.gov.uk

Dear Mr Boulton,

Land east of Pines Hill, Stansted Mountfitchet, CM24 8EY

Outline planning application submitted under Section 62A of the Town and Country Planning Act 1990

The development of up to 31 No. residential dwellings with all matters reserved for subsequent approval, except for vehicular access from Pines Hill which is submitted in detail.

Please find attached an outline planning application submitted under Section 62A of the Town and Country Planning Act 1990 for the development of land east of Pines Hill for up to 31 No. dwellings.

The proposed development of this vacant piece of land includes the erection of up to 31 residential dwellings including up to 16 No. affordable homes with up to 4 No. first homes (52% of the total); up to 4 No. self-build / custom build dwellings (13% of the total); and up to 11 No. private market dwellings (35% of the total).

A vehicular access is proposed off Pines Hill to the western side of the application site, providing access to the development.

The Planning Statement along with the accompanying reports and plans sets out how the previous reasons for refusal to application UTT/21/2730/OP (for up to 31 No. dwellings) have been overcome. The supporting documents with the application also assess housing need and delivery at both District level and in relation to Stansted Mountfitchet; the impact of the

development on the Green Belt and landscape impact; and, also considers Very Special Circumstances as to why planning permission should be granted for this application.

The application is in outline with all matters apart from access reserved for subsequent approval. A range of technical documents have been included in the application demonstrating that the site can be delivered, and a Design & Access Statement has been prepared showing how the development proposals have taken into account surrounding context and how the site falls within an enclosed infill plot of land. It provides indicative proposals as to how the scheme could integrate with the surrounding area and highlights that the site is located in a highly sustainable location.

In relation to providing off-site Biodiversity Net Gain (BNG) in excess of 10%, as part of the S106 agreement, the applicant has included an obligation that provides for off-site BNG on an area of land adjoining Dowsett Farm, Dowsett Lane, nr Latchford and Colliers End, Hertfordshire (Grid Ref TL 39648 20684), which is located near to the application site for the purposes of BNG land, but within East Hertfordshire District. The applicant has (subject to the grant of planning permission) entered into an agreement with the landowner of this area of land to carry out a BNG management plan submitted with the application, and which the S106 refers to over a period of time. There will not be any proposed development works to this BNG land to create the new habitat, and it is not part of the planning application red line boundary. As a result of this and because the application site falls entirely within Uttlesford District, it can be submitted to the Planning Inspectorate under Section 62A of the Act for determination. This follows email confirmation from yourself sent on 23rd February 2023 that the application could be submitted to the Planning Inspectorate under Section 62A of the Act.

The following documents and plans have been prepared to support the proposed scheme and accompany this application:

- a) Planning Application form and ownership certificate
- b) Accompanying letter
- c) Application Plans:
 - 002.21 001 P02 Site Location Plan
 - 2020-4056-007 Proposed Site Access General Arrangement
 - 2020-4056-008 Proposed Site Access Visibility
 - 2020-4056-009 Proposed Site Access Long-Section
- d) Illustrative Plans
 - 002.21 SK20 Illustrative Masterplan
 - 002.21 SK21 Illustrative Masterplan (affordable housing and self-build / custom build provision)
 - 002.21 SK22 Illustrative Masterplan in the wider context
- e) Illustrative Accommodation Schedule
- f) Design and Access Statement (including Heritage Statement and Sustainability Statement)
- g) Planning Statement (including Green Belt Assessment)

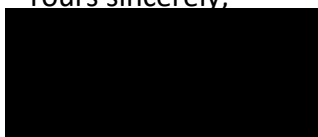
- h) Stansted Mountfitchet Local Housing Need Assessment
- i) LVIA
- j) Transport Statement
- k) Foul and Surface Water Drainage Strategy
- l) Arboricultural Impact Assessment and Method Statement
- m) Ecological Assessment
- n) Protected Site and Priority Habitats (Habitats and Species of Principal Importance) Checklist
- o) Off-site Habitat Creation and Management Plan
- p) Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment
- q) Noise Impact Assessment Report
- r) Statement of Community Involvement
- s) Topographical Survey
- t) Draft copy of the S106 planning obligation
- u) Email from Sports England sent 14th February 2023
- v) Appeal decisions letters:
 - APP/C1570/W/21/3268990
 - APP/C1570/W/22/3296426
 - APP/C1570/W/22/3296064
 - APP/B1930/W/20/3265925 and APP/C1950/W/20/3265926
 - APP/A2280/W/20/3259868
- w) Inspector's 2004 report to the Deposit Draft of the Uttlesford Local Plan

I can confirm that the applicant and myself (as agent) are not with respect to the Planning Inspectorate, (a) a member of staff (b) an Inspector (c) related to a member of staff (d) related to an Inspector.

The application fee for this outline application is £4,620 (including vat). Please confirm receipt of this application and details of how to make the application fee payment.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,



Peter Biggs BSc (Hons) DIP TP MRTPI
Director
PJB Planning

Mobile
Email

