

The Planning Inspectorate,  
The Square,  
Temple Quay,  
Temple Quay House,  
Bristol,  
BS1 6NP.

02<sup>nd</sup> June 2023

**Weston Homes Plc**  
**Weston Homes (London and South West)**  
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Dear Sir/Madam,

**Re: Land known as Jacks field, Takeley, Essex, CM22  
6NZ. Section 62A Application Ref. No.  
S62A/2023/0016 - Revised Submission.**

I am writing in relation to the above-mentioned Section 62A Application.

As I am sure you are aware, the Section 62A Application is running alongside an application for the same scheme, which currently sits with Uttlesford District Council (UDC) (Ref. No. UTT/22/3126/FUL) hereinafter referred to as the 'Locally Submitted Scheme'.

As part of the correspondence UDC Officers, a proposed revision has have been made to the Locally Submitted Scheme, in order to address a consultation response (Dated: 18<sup>th</sup> May 2023) from the UDC Housing Strategy, Enabling & Development Officer in relation to the Affordable Housing Mix and provision of M4(2) compliant units. Further details on these changes are provided below.

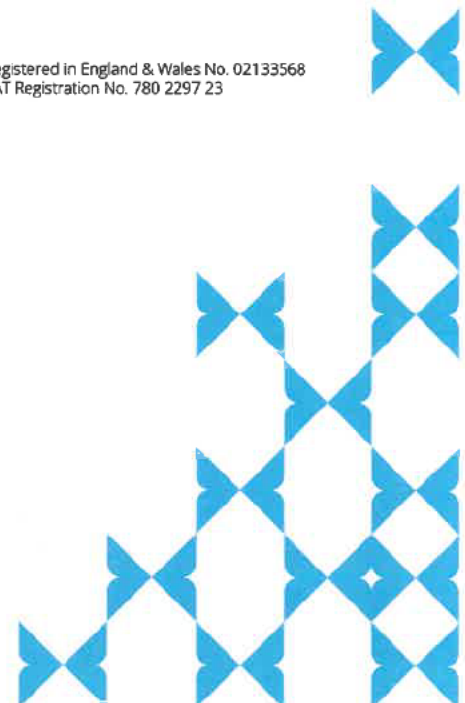
We wish for the corresponding changes to also be reflected within the Section 62A proposals, and following the response from the UDC Housing Strategy, Enabling and Development Officer, please find enclosed the following documents which we propose to submit/supersede, subject to the agreement from the Planning Inspectorate:

#### Directors

R.P.Weston (Chairman)  
S.P.Bickel BSc. (Hons)  
S.R.Thomas FCA  
J.E.Stock MCIPD  
S.M.Aplin BA. (Hons)  
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G.Mitchell ARB,RIBA,RIAS  
S.M.Weston BSc. (Hons)  
C.H.Smithson  
K.Matthews

R.J.Downing LL.B (Non Executive)  
M.A.Chapman (Non Executive)  
S.Miles-Brown FRICS (Non Executive)

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- Planning Statement Addendum – May 2023;
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.10.05 Rev A – MASTERPLAN – JACKS PARCEL AFFORDABLE HOUSING STRATEGY;
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.01 Rev B – HOUSE TYPE B1 PLANS & ELEVATIONS;
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.02 Rev B – HOUSE TYPE C1 PLANS & ELEVATIONS [JG];
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.04 Rev B – HOUSE TYPE 3B PLANS & ELEVATIONS [JG];
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.05 Rev B – HOUSE TYPE 3C PLANS & ELEVATIONS [JG];
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.06 Rev B – HOUSE TYPE 4C PLANS & ELEVATIONS [JG]; and
- Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.07 Rev B – HOUSE TYPE 4D PLANS & ELEVATIONS [JG]

### **Changes to the Affordable Housing Mix:**

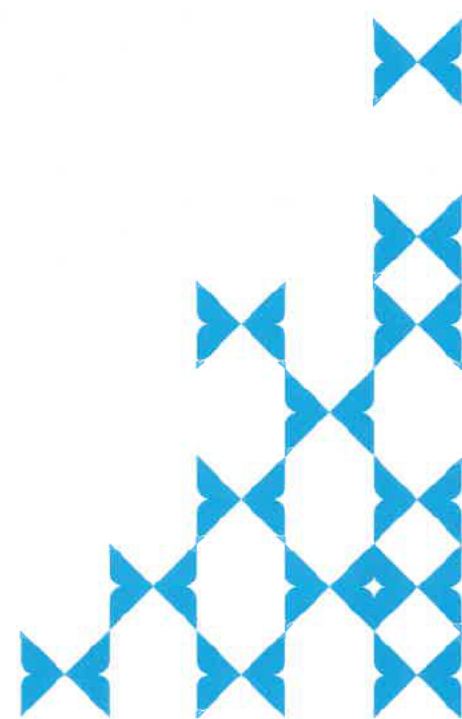
The correspondence between the Applicant and UDC officers requests the inclusion First Homes within the Affordable Housing Provision. Accordingly, 25% of the Affordable provision (4no. units) are now proposed to be delivered as First Homes, 5% (1no. unit) to be delivered as Shared Ownership with the outstanding 70% of the Affordable Housing Units to remain as Affordable Rent (11no. units).

Further detail on the proposed changes, along with copies of the correspondence with UDC Offices is provided within the Planning Statement Addendum – May 2023

### **Provision of M4(2) Compliant Units:**

Alongside the above, amendments have been made to ensure that all the homes meet the requirements of Building Regulations M4(2).

Accordingly, a number of updated drawings have been submitted to supersede their earlier iterations. The table below summarises the changes.



An updated Affordable Housing Strategy Drawing is also submitted to incorporate the changes to the Affordable Housing Mix as set out above. Table 1 also captures this.

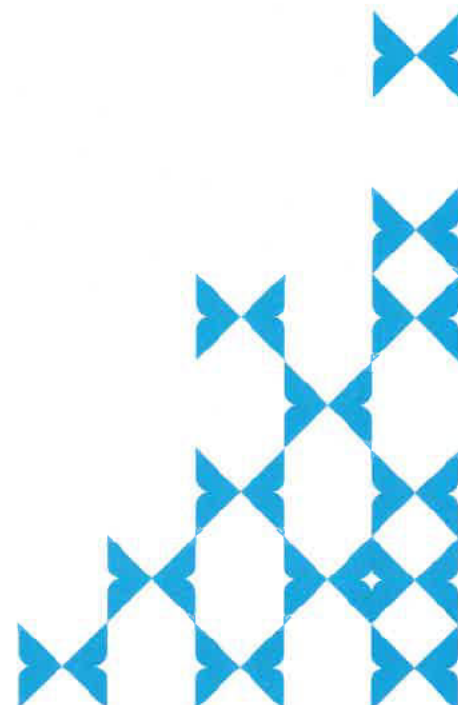
Currently Submitted Dwg:	Superseded by:
Dwg. No. WH202.WST.P1.ZZ.DR.PL.10.05 Rev A – MASTERPLAN – JACKS PARCEL AFFORDABLE HOUSING STRATEGY	Dwg. No. WH202.WST.P1.ZZ.DR.PL.10.05 Rev B – MASTERPLAN – JACKS PARCEL AFFORDABLE HOUSING STRATEGY
Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.01 Rev A – HOUSE TYPE B1 PLANS & ELEVATIONS	Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.01 Rev B – HOUSE TYPE B1 PLANS & ELEVATIONS
Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.02 Rev A – HOUSE TYPE C1 PLANS & ELEVATIONS [JG]	Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.02 Rev B – HOUSE TYPE C1 PLANS & ELEVATIONS [JG]
Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.04 Rev A – HOUSE TYPE 3B PLANS & ELEVATIONS [JG]	Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.04 Rev B – HOUSE TYPE 3B PLANS & ELEVATIONS [JG]
Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.05 Rev A – HOUSE TYPE 3C PLANS & ELEVATIONS [JG]	Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.05 Rev B – HOUSE TYPE 3C PLANS & ELEVATIONS [JG]
Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.06 Rev A – HOUSE TYPE 4C PLANS & ELEVATIONS [JG]	Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.06 Rev B – HOUSE TYPE 4C PLANS & ELEVATIONS [JG]
Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.07 Rev A – HOUSE TYPE 4D PLANS & ELEVATIONS [JG]	Dwg. No. WH202.WST.P1.ZZ.DR.PL.55.07 Rev B – HOUSE TYPE 4D PLANS & ELEVATIONS [JG]

An updated drawing issue sheet is enclosed with this letter.

I trust you have all the information you require to determine this application. However, should you require anything further please do not hesitate to contact me.

Yours sincerely,

  
**Jarrod Spencer**  
Planner



## DRAWING ISSUE SHEET - WH202 WARISH HALL - JACKS



DRAWING NUMBER	TITLE	SCALE	11.11.2022	26.01.23	06.03.23	25.05.23
<b>05 SERIES</b>			<b>SITE LOCATION PLAN</b>			
WH202.WST.P1.ZZ.DR.PL.05.01	SITE LOCATION PLAN JACKS PARCEL	1:5000@A3	-			
WH202.WST.P1.ZZ.DR.PL.05.02	SITE OWNERSHIP PLAN JACKS PARCEL	1:10,000@A3	-			
<b>10 SERIES</b>			<b>SITE PLANS</b>			
WH202.WST.P1.ZZ.DR.PL.10.00	MASTER PLAN JACKS PARCEL - COLOURED	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.01	MASTER PLAN JACKS PARCEL - GENERAL ARRANGEMENT	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.02	MASTER PLAN JACKS PARCEL - STRATEGY_REFUSE	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.03	MASTER PLAN JACKS PARCEL - FIRE / EMERGENCY STRATEGY	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.04	MASTER PLAN JACKS PARCEL - HARD LANDSCAPING STRATEGY	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.05	MASTER PLAN JACKS PARCEL - AFFORDABLE HOUSING STRATEGY	1:500 @ A1	-	A		B
WH202.WST.P1.ZZ.DR.PL.10.06	MASTER PLAN JACKS PARCEL - BOUNDARY STRATEGY	1:500 @ A1	-	A		B
WH202.WST.P1.ZZ.DR.PL.10.07	MASTER PLAN JACKS PARCEL - PARKING STRATEGY	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.08	MASTER PLAN JACKS PARCEL - STREET LIGHTING STRATEGY	1:500 @ A1	-	OMITTED		
WH202.WST.P1.ZZ.DR.PL.10.09	MASTER PLAN JACKS PARCEL - CYCLING STRATEGY	1:500 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.10.10	MASTER PLAN JACKS PARCEL - TRAFFIC CONTROL STRATEGY	1:500 @ A1	-	A		
<b>30 SERIES</b>			<b>SITE SECTION</b>			
WH202.WST.P1.ZZ.DR.PL.30.01	JACKS PARCEL STREET SCENES A & B	1:200 @ A1	-	A		
WH202.WST.P1.ZZ.DR.PL.30.02	JACKS PARCEL STREET SCENES C & D	1:200 @ A1	-	A		
<b>55 SERIES</b>			<b>HOUSE TYPES</b>			
WH202.WST.P1.ZZ.DR.PL.55.01	HOUSE TYPE B1 PLANS & ELEVATIONS	1:100 @ A2	-	A		B
WH202.WST.P1.ZZ.DR.PL.55.02	HOUSE TYPE C1 PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		B
WH202.WST.P1.ZZ.DR.PL.55.03	HOUSE TYPE 2C PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		
WH202.WST.P1.ZZ.DR.PL.55.04	HOUSE TYPE 3B PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		B
WH202.WST.P1.ZZ.DR.PL.55.05	HOUSE TYPE 3C PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		B
WH202.WST.P1.ZZ.DR.PL.55.06	HOUSE TYPES 4C PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		B
WH202.WST.P1.ZZ.DR.PL.55.07	HOUSE TYPE 4D PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		B
WH202.WST.P1.ZZ.DR.PL.55.08	HOUSE TYPE 5A* PLANS & ELEVATIONS [JG]	1:100 @ A2	-			
WH202.WST.P1.ZZ.DR.PL.55.09	TYPICAL GARAGES PLANS & ELEVATIONS	1:100 @ A2	-			
WH202.WST.P1.ZZ.DR.PL.55.10	HOUSE TYPE 1A PLANS & ELEVATIONS [JG]	1:100 @ A2	-	A		
WH202.WST.P1.ZZ.DR.PL.55.11	HOUSE TYPE 2B PLANS & ELEVATIONS	1:100 @ A2	-	A		
<b>90 SERIES</b>			<b>VISUALS</b>			
WH202.WST.P1.ZZ.DR.PL.90.01	JACKS GREEN DEVELOPMENT	A3 - NTS	-	OMITTED		



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