



The Planning Inspectorate

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Peter Biggs
PJB Planning Ltd

Your Ref:

Our Ref: S62A/2023/0018

Attachment(s):

Date: 12 June 2023

Dear Mr Biggs

Town and Country Planning Act 1990 (Section 62A Applications)

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.

At

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

The consultation period for this application has now ended. Consultation responses and third party comments have been published on the gov.uk website

[Section 62A Planning Application: S62A/2023/0018 Land East of Pines Hill, Stansted Mountfitchet, CM24 8EY - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/section-62a-planning-application-s62a/2023/0018-land-east-of-pines-hill-stansted-mountfitchet-cm24-8ey)

Following this, I am writing to you to confirm the following:

That under s76D – Deciding applications made under s62A of the TCPA, Inspector Mr G Kean BA(Hons) MRTPI, Solicitor HCA has been appointed by the Secretary of State (through the Planning Inspectorate) to determine the application.

Following a procedural review of the case, the Planning Inspectorate has determined that this application is to be determined on the basis of representations in writing.

As such, under S.I. 2013/2140 The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013, s22 – Hearings etc, the person appointed under s76D above, will consider the application on the basis of representations in writing (22(b)). This will follow The Town and Country Planning (Section 62A Applications) (Written Representations and Miscellaneous Provisions) Regulations 2013 (S.I. 2013/2142) which make provision in relation to applications considered on the basis of written representations.

A site visit will take place in advance of the application being determined. The

Inspector provisionally intends to undertake this around midday on 6 July 2023 followed in the afternoon by a visit to the site proposed for off-site bio-diversity net gain. Please can the applicant confirm that arrangements have been put in place. Please note the Inspector will not be in a position to discuss the application on the day of the site visit (other than being willing to have relevant physical features of the site or surroundings pointed out to him if the visit is accompanied) and otherwise will conduct the visit alone once any access has been given.

Should the applicant have any comments on the Council's proposed conditions please can these be submitted by 26 June 2023.

The applicant's submission of 9 June 2023 will be added to the application documents and made available on Gov.uk. We will also forward a copy to the Uttlesford District Council.

With regard to the applicant's message of 1 June 2023 the Inspector does not seek any other comments from the applicant on the Council's representations of 9 June.

A completed, certified copy, of the S106 planning obligation should be submitted by 26 June 2023.

The target date for determining the application is 21 July 2023.

Yours sincerely,

Leanne Palmer

Inquiries and Major Casework Team