

22<sup>nd</sup> June 2023

**PJB Planning**  
1<sup>st</sup> & 2<sup>nd</sup> Floor  
2 West Street  
Ware  
Herts  
SG12 9EE

Leanne Palmer  
Section 62A Applications Team  
The Planning Inspectorate  
3<sup>rd</sup> Floor  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol, BS1 6PN

Dear Ms Palmer,

**Land east of Pines Hill, Stansted Mountfitchet, CM24 8EY (reference S62A/2023/018)**

**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.**

Further to your letter dated 12<sup>th</sup> June 2023, I am writing to in relation to the Council's proposed conditions.

It is noted from the list of conditions recommended by the District Council there are no conditions related to provision of noise mitigation that has been highlighted in the letter from 24 Acoustics dated 8<sup>th</sup> June 2023.

To give the inspector greater certainty on the matter of noise impact and appropriate conditions to mitigate impact on the proposed properties in the south eastern corner of the application site, a further letter from 24 Acoustics dated 22<sup>nd</sup> June 2023 is included with this letter.

The attached more recent letter from 24 Acoustics provides survey work that has been undertaken that backs up the statements made in their letter dated 8<sup>th</sup> June 2023. From this survey work, 24 Acoustics recommend a number of more precisely worded conditions are imposed on the grant of outline planning permission that would provide sufficient mitigation through the approval of reserved matters and discharge of planning conditions.

Please can you confirm receipt of this response to the District Council's recommend conditions and that the response will be taken into account in determining the application.

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

Yours sincerely,



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

