

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

16th June 2023

Weston Homes Plc
Weston Homes (London and South West)
The Weston Group Business Centre
Parsonage Road
Takeley, Essex
CM22 6PU

T: [REDACTED]
E: info@weston-homes.com
W: [REDACTED]

Dear Sir/Madam,

Re: Land known as Bull Field, Takeley, Essex, CM22 6NZ. Application for redevelopment of the Land known as Bull Field for the provisions of 96no. Dwellings, including 1-, 2-, 3-, 4- and 5-beds, including parking and associated landscaping.

Please find enclosed our Section 62A application which relates to the land known as Bull Field, located to the north of Takeley, situated to the east of Parsonage Road and west of Smith's Green Lane.

The application proposes the following:

“Access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: 96 dwellings on Bulls Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure.”

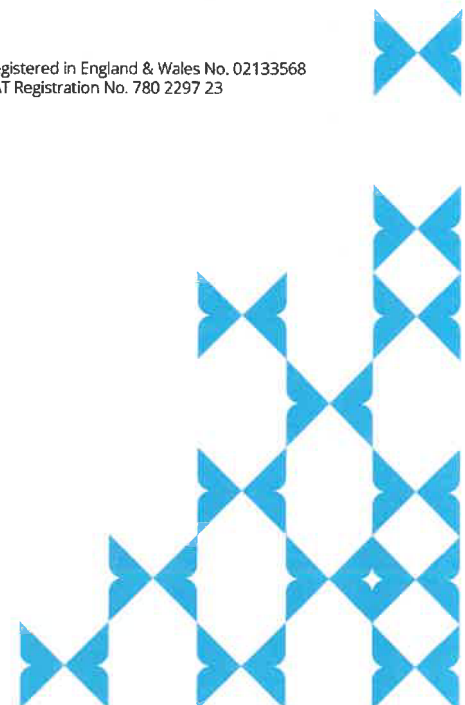
Accordingly, please refer to the document and drawing list enclosed with this letter which sets out all of the documents and drawings submitted as part of this application.

Directors

R.P.Weston (Chairman)
S.P.Bickel BSc. (Hons)
S.R.Thomas FCA
J.E.Stock MCIPD
S.M.Aplin BA. (Hons)
P.Gore BSc, MCIOB
L.S.Trott
D.N.Wylie BSc. (Hons)
S.A.Hatton BA. (Hons) PG Dip
G.j.Newsome
G.Mitchell ARB,RIBA,RIAS
S.M.Weston BSc. (Hons)
C.H.Smithson
K.Matthews

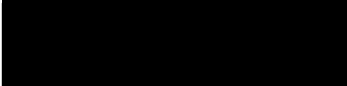
R.J.Downing LL.B (Non Executive)
M.A.Chapman (Non Executive)
S.Miles-Brown FRICS (Non Executive)

Registered in England & Wales No. 02133568
VAT Registration No. 780 2297 23

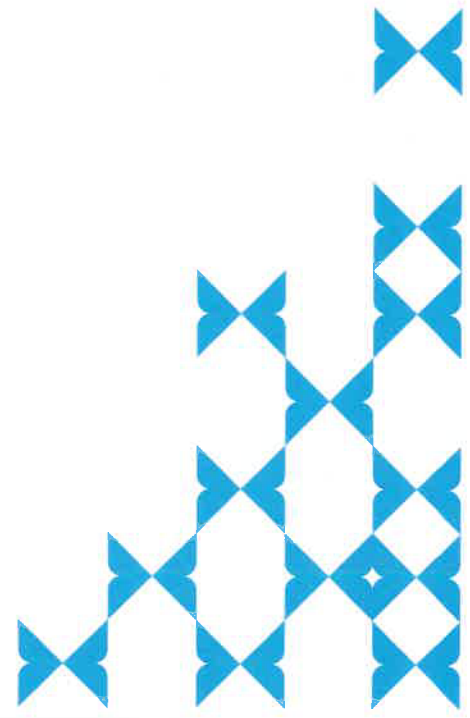


I trust you have all the information you require to determine this application. However, should you require anything further please do not hesitate to contact me.

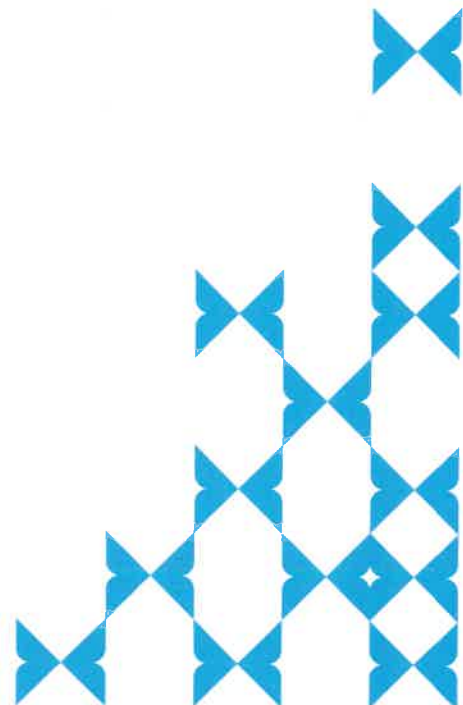
Yours sincerely,



Jarrod Spencer
Planner



WH202C – Bull Field – Section 62A
Application Documents and Drawing List



WH202C – Bull Field – Section 62A Application Documents and Drawings -16th June 2023

Folder A – Application Documents			
Ref.	Document/ Drawing Name:	Produced by:	Date:
A.1	Application Forms	Weston Homes	09.06.23
A.2	Covering Letter	Weston Homes	06.06.23
A.3	Planning Statement	Weston Homes	May 2023
A.4	Design & Access Statement	Weston Homes	May 2023
A.5	Affordable Housing Statement	Weston Homes	May 2023
A.6	Air Quality Assessment	Aether	May 2023
A.7	Arboricultural Impact Assessment	Barton Hyett	May 2023
A.8	Archaeological Desk Based Assessment	RPS	April 2023
A.9	Written Scheme of Investigation for an Archaeological Evaluation	RPS	April 2023
A.10	Built Heritage Assessment	RPS	April 2023
A.11	Phase 1 – Desk Studies & Preliminary Risk Assessments	Stansted Environmental Services	June 2021
A.12	Ecology Documents Note, containing: <ul style="list-style-type: none"> • Biodiversity Checklist • Ecological Assessment by Ecology Solutions – October 2020 • Briefing Note – Ecological Appraisal by Ecology Solutions – June 2023 • Bat Survey Report by Ecology Solutions – November 2021 • Woodland Management Plan by Ecology Solutions – June 2023 • Bird Hazard Management Plan by Ecology Solutions – November 2021 • Biodiversity Net Gain Report by Ecology Solutions – May 2023 	Weston Homes	June 2023
A.13	Environmental Noise Assessment	Stansted Environmental Services	March 2023
A.14	Flood Risk Assessment & SuDS Report	EAS	June 2023
A.15	Landscape Ecological Management Plan	LDA Design	June 2023
A.16	Landscape Strategy Document	LDA Design	June 2023
A.17	Landscape & Visual Impact Assessment	LDA Design	June 2023
A.19	Residential Travel Plan	Motion	31 st May 2023
A.18	Sustainability Assessment	Weston Homes	May 2023
A.20	Transport Assessment	Motion	21 st April 2023

WH202C – Bull Field – Section 62A Application Documents and Drawings -16th June 2023

Folder B – Application Drawings & Schedules			
Ref.	Document/ Drawing Name:	Produced by:	Date:
B.1	Dwg. No. WH202C_05_P_05.10 – Site Location Plan	Weston Homes	April 2023
B.2	Dwg. No. WH202C_05_P_05.20 – Site Ownership	Weston Homes	April 2023
B.3	Dwg. No. WH202C_05_P_10.10 – Character Areas	Weston Homes	June 2023
B.4	Dwg. No. WH202C_05_P_10.20 – General Arrangement	Weston Homes	June 2023
B.5	Dwg. No. WH202C_05_P_10.21 – Colours Master Plan	Weston Homes	June 2023
B.6	Dwg. No. WH202C_05_P_10.22 – House Types and Plots	Weston Homes	June 2023
B.7	Dwg. No. WH202C_05_P_10.30 – Refuse Strategy	Weston Homes	June 2023
B.8	Dwg. No. WH202C_05_P_10.31 – Emergency Vehicle Tracking	Weston Homes	June 2023
B.9	Dwg. No. WH202C_05_P_10.33 – Affordable Housing	Weston Homes	June 2023
B.10	Dwg. No. WH202C_05_P_10.34 – Boundary Treatment	Weston Homes	June 2023
B.11	Dwg. No. WH202C_05_P_10.35 – Parking Strategy	Weston Homes	June 2023
B.12	Dwg. No. WH202C_05_P_10.36 – Street Lighting Strategy	Weston Homes	June 2023
B.13	Dwg. No. WH202C_05_P_10.37 – Electric Charging Strategy	Weston Homes	June 2023
B.14	Dwg. No. WH202C_05_P_10.38 – Traffic Calming Strategy	Weston Homes	June 2023
B.15	Dwg. No. WH202C_25_16 – HA House Type Layout (1 of 2)	Weston Homes	June 2023
B.16	Dwg. No. WH202C_25_17 – HA House Type Layout (2 of 2)	Weston Homes	June 2023
B.17	Dwg. No. WH202C_05_P_35.10 – Street Scene A	Weston Homes	May 2023
B.18	Dwg. No. WH202C_05_P_35.11 – Street Scene B	Weston Homes	April 2023
B.19	Dwg. No. WH202C_05_P_35.12 – Street Scene C	Weston Homes	April 2023
B.20	Dwg. No. WH202C_05_P_35.13 – Street Scene D & E	Weston Homes	April 2023
B.21	Dwg. No. WH202C_P_25.01 – House Type 2.03.F Plans and Elevations	Weston Homes	June 2023
B.22	Dwg. No. WH202C_P_25.02 – House Type 2.05.B Plans and Elevations	Weston Homes	June 2023
B.23	Dwg. No. WH202C_P_25.03 – House Type 2.02.C Plans and Elevations	Weston Homes	June 2023
B.24	Dwg. No. WH202C_P_25.04 – House Type 3.06.A Plans and Elevations	Weston Homes	June 2023
B.25	Dwg. No. WH202C_P_25.05 – House Type 3.02.C Plans and Elevations	Weston Homes	June 2023
B.26	Dwg. No. WH202C_P_25.06 – House Type 3.05.B Plans and Elevations	Weston Homes	June 2023
B.27	Dwg. No. WH202C_P_25.07 – House Type 3.02.C Plans and Elevations	Weston Homes	June 2023
B.28	Dwg. No. WH202C_P_25.08A – House Type 3.03.D Plans and Elevations	Weston Homes	June 2023
B.29	Dwg. No. WH202C_P_25.08B – House Type 3.03.D Plans and Elevations	Weston Homes	June 2023

WH202C – Bull Field – Section 62A Application Documents and Drawings -16th June 2023

Ref.	Document/ Drawing Name:	Produced by:	Date:
B.30	Dwg. No. WH202C_P_25.08C – House Type 3.03.D Plans and Elevations	Weston Homes	June 2023
B.31	Dwg. No. WH202C_P_25.09 – House Type 3.04.D Plans and Elevations	Weston Homes	June 2023
B.32	Dwg. No. WH202C_P_25.10 – House Type 4.02.B Plans and Elevations	Weston Homes	June 2023
B.33	Dwg. No. WH202C_P_25.11 – House Type 4.03.C Plans and Elevations	Weston Homes	June 2023
B.34	Dwg. No. WH202C_P_25.12 – House Type 4.03.D Plans and Elevations	Weston Homes	June 2023
B.35	Dwg. No. WH202C_P_25.13 – House Type 4.03.B Plans and Elevations	Weston Homes	June 2023
B.36	Dwg. No. WH202C_P_25.14 – House Type 5.02.C Plans and Elevations	Weston Homes	June 2023
B.37	Dwg. No. WH202C_P_25.15 – House Type 5.03.C Plans and Elevations	Weston Homes	June 2023
B.38	Dwg. No. WH202C_P_25.20 – Block 1 Floor Plans	Weston Homes	June 2023
B.39	Dwg. No. WH202C_P_25.21 – Block 1 Roof Plan	Weston Homes	June 2023
B.40	Dwg. No. WH202C_P_25.22 – Block 2 Plans	Weston Homes	June 2023
B.41	Dwg. No. WH202C_P_30.20 – Block 1 Elevations	Weston Homes	June 2023
B.42	Dwg. No. WH202C_P_30.21 – Block 2 Elevations	Weston Homes	June 2023
B.43	Dwg. No. WH202C_200_P_01 - Topographical Survey	Weston Homes	May 2023
B.44	Dwg. No. 2007045-SK-11 Rev A – Parsonage Road Access	Motion	24/09/2021
B.45	Dwg. No. 2007045-SK40 Rev A – Internal Visibility Bull Field	Motion	03/04/2023
B.46	Dwg. No. 8749_103_B - OVERALL SOFTWARES MASTER PLAN	LDA Design	May 23
B.47	Dwg. No. 8749_104_B - OVERALL HARDWORKS MASTERPLAN	LDA Design	May 23
B.48	Dwg. No. 8749_201_B - SOFT LANDSCAPE GENERAL ARRANGEMENT PLANS 1 OF 6	LDA Design	May 23
B.49	Dwg. No. 8749_202_B - SOFT LANDSCAPE GENERAL ARRANGEMENT PLANS 2 OF 6	LDA Design	May 23
B.50	Dwg. No. 8749_203_B - SOFT LANDSCAPE GENERAL ARRANGEMENT PLANS 3 OF 6	LDA Design	May 23
B.51	Dwg. No. 8749_204_B - SOFT LANDSCAPE GENERAL ARRANGEMENT PLANS 4 OF 6	LDA Design	May 23
B.52	Dwg. No. 8749_205_B - SOFT LANDSCAPE GENERAL ARRANGEMENT PLANS 5 OF 6	LDA Design	May 23
B.53	Dwg. No. 8749_206_B - SOFT LANDSCAPE GENERAL ARRANGEMENT PLANS 6 OF 6	LDA Design	May 23
B.54	Dwg. No. 8749_301_B - HARD LANDSCAPE GENERAL ARRANGEMENT PLANS 1 OF 6	LDA Design	May 23
B.55	Dwg. No. 8749_302_B - HARD LANDSCAPE GENERAL ARRANGEMENT PLANS 2 OF 6	LDA Design	May 23
B.56	Dwg. No. 8749_303_B - HARD LANDSCAPE GENERAL ARRANGEMENT PLANS 3 OF 6	LDA Design	May 23
B.57	Dwg. No. 8749_304_B - HARD LANDSCAPE GENERAL ARRANGEMENT PLANS 4 OF 6	LDA Design	May 23
B.58	Dwg. No. 8749_305_B - HARD LANDSCAPE GENERAL ARRANGEMENT PLANS 5 OF 6	LDA Design	May 23
B.59	Dwg. No. 8749_306_B - HARD LANDSCAPE GENERAL ARRANGEMENT PLANS 6 OF 6	LDA Design	May 23
B.60	Computer Generated Images	Raw 360	June 2023

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Ref.	Document/ Drawing Name:	Produced by:	Date:
B.61	Application Drawing Issue Sheet	Weston Homes	June 2023
B.62	Schedule of Accomodation	Weston Homes	June 2023