

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

11th July 2023

Dear Sir/Madam,

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

I am writing in relation to the above-mentioned application in response to a number of consultee comments and also to provide some further information in relation to planning conditions and the progress of the corresponding legal undertaking.

Please find enclosed the following:

1. Letter from Stansted Environmental Services (SP) to Weston Homes (DP) – Dated: 10th July 2023 (Ref. ENV01-TAKE-068b);
2. Arboricultural Briefing Note – Offsite Byway Improvements (Dated: 8th June 2023) by Barton Hyett;
3. Briefing Note: Byway Improvements (Dated: June 2023) by Ecology Solutions;
4. Briefing Note: Byway Improvement – Bat Survey Report (Dated: July 2023) by Ecology Solutions;
5. Comments on suggested Conditions – Version 1 (Dated: 11.07.23);
6. Draft List of Suggested Conditions – Version 1 (Dated: 11.07.23); and
7. Current Draft Legal Undertaking.

Weston Homes Plc
The Weston Group Business Centre
Parsonage Road
Takeley, Essex
CM22 6PU

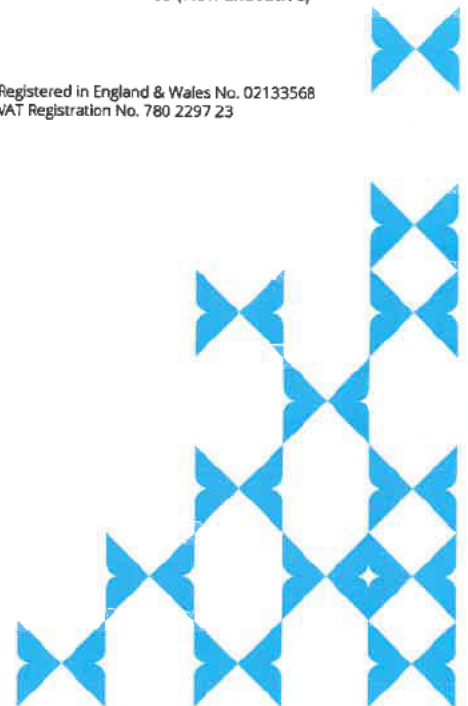
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Comments from the Environmental Health Officer:

Following comments received from the Environmental Health Officer on 12th June 2023, please find enclosed the following letter which seeks to address these comments in relation to noise impact:

- Letter from Stansted Environmental Services (SP) to Weston Homes (DP) – Dated: 10th July 2023 (Ref. ENV01-TAKE-068b)

In summary this letter deals with the potential impact from the noise generated by the Essex and Herts Shooting School, which is deemed to be minimal taking into account reduction by way of distance and will not breach the recommended background noise levels.

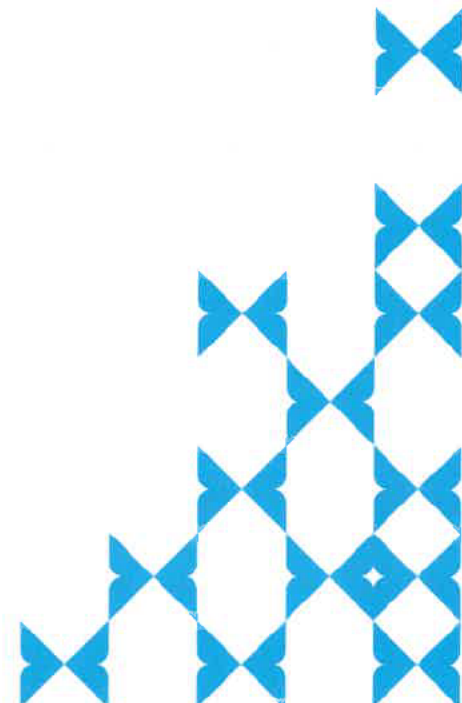
Comments from the Place Services Ecology Team:

Following comments received from the Essex Place Services Ecology Team on 31st May 2023 regarding the improvements to the Byway running along the southeastern boundary of the site as suggested by the Highway Authority, please find enclosed the following documents to address these comments:

- Arboricultural Briefing Note – Offsite Byway Improvements (Dated: 8th June 2023) by Barton Hyett;
- Briefing Note: Byway Improvements (Dated: June 2023) by Ecology Solutions;
- Briefing Note: Byway Improvement – Bat Survey Report by Ecology Solutions

A site visit has been undertaken by both Barton Hyett (Arboricultural Consultants) and Ecology Solutions (Ecological Consultants) in order to address the concerns raised by the Essex Place Services Ecology Team.

The Briefing Notes follow a Bat Survey undertaken on site (27th – 28th June 2023) and set out why the Byway improvement works will not cause any detrimental impacts on any Trees or Biodiversity.



It should be noted that the applicant believes that the Byway in its current condition would be suitable for the increased number of residents and notes that during pre-application correspondence, the Parish Council expressed that they did not wish to see any improvement works in this area to maintain the rural character. However, should the improvement work be deemed necessary, then a clause for it to be included within the legal undertaking is provided. In the instance that the works were to be carried out, the attached Briefing Notes set out that it would be acceptable from an Ecological and Arboricultural perspective.

Draft Conditions:

Within the consultation comments submitted by both the District Council and other consultees, there are a number of suggested conditions which are set out in the following enclosed document along with some commentary on any suggested changes proposed by the applicant:

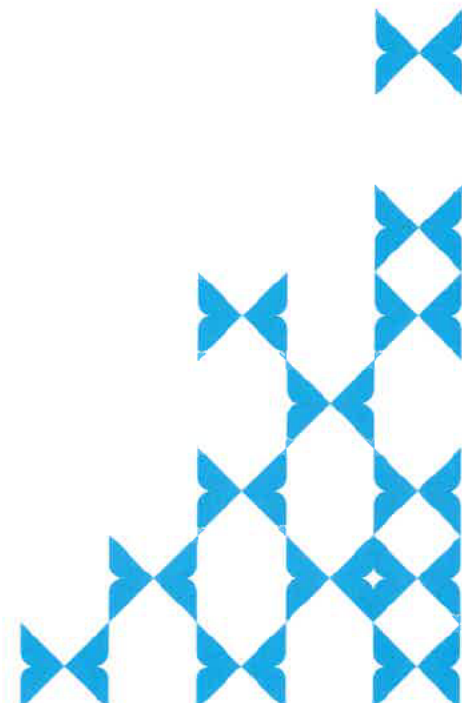
- Comments on suggested Conditions – Version 1 (Dated: 11.07.23)

A separate document is also enclosed with this letter which sets out a draft list of conditions, with these comments and changes incorporated and the conditions reordered inline with Planning Practice Guidance on Planning Conditions (Paragraph: 024 Reference ID: 21a-024-20140306).

Legal Undertaking

As part of the hearing proceedings for a Section 62A Application, a draft legal undertaking has been produced in relation to Application Ref. No. S62A/2023/0016, which is enclosed with this letter.

We will endeavour to ensure this is in an agreed format prior to the hearing but request that post the hearing a reasonable time is allowed for this to be executed.



I trust the information submitted makes sense, however, should you have any questions, please do not hesitate to contact me.

Yours sincerely,



Jarrod Spencer
Planner

