

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

17th October 2023

Dear Sir/Madam,

Re: Section 62A Application for redevelopment of the Land known as Jacks Field, Takeley, Essex, CM22 6NZ for the provision of 40no. dwellings, including 2-, 3-, 4- and 5-beds, along with associated parking and landscaping.

Please find enclosed our application made under Section 62A, which relates to the Land known as Jacks Field, Takeley.

The Application proposes the following:

“The redevelopment of the Land known as Jacks Field for the provision of 40no. dwellings, including 2-, 3-, 4- and 5-beds, including associated parking and landscaping.”

Accordingly, please find enclosed a drawing and document schedule which sets out the various drawings and documents submitted in support of this application.

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

Yours sincerely,


Jarrold Spencer
Planner

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

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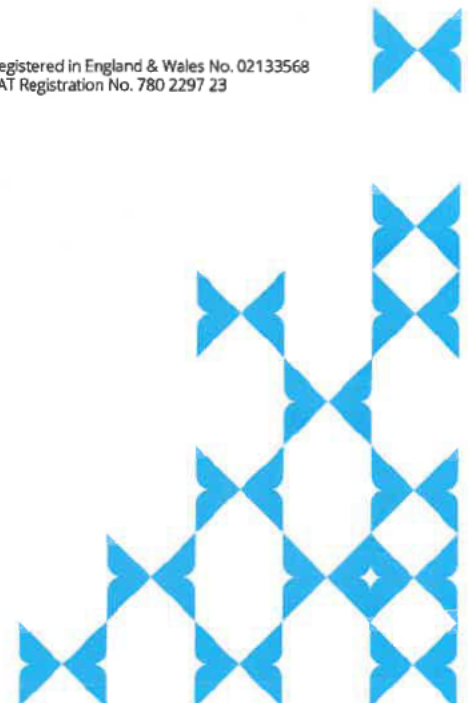
T: 0203 096 7238

Directors

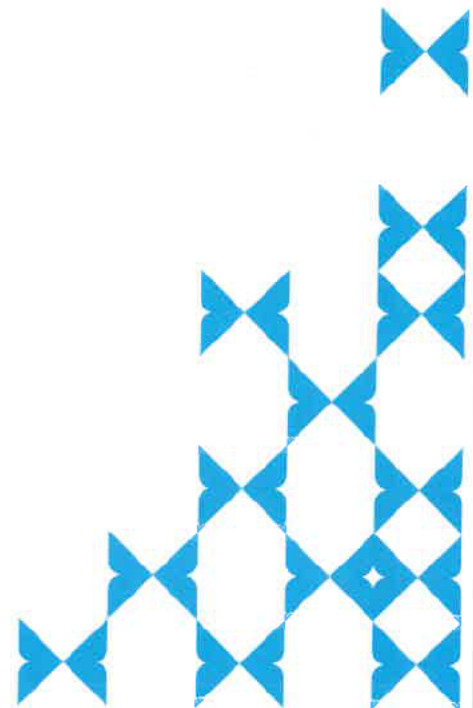
R.P. Weston (Chairman)
S.P. Bickel BSc. (Hons)
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J.E. Stock MCIPD
S.M. Apiln BA. (Hons)
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R.J. Downing LL.B (Non Executive)
M.A. Chapman (Non Executive)

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VAT Registration No. 780 2297 23



Drawing and Document Issue Sheet



SUBMISSION REF. NO.	DRAWING NUMBER/ DOCUMENT NAME	TITLE	SCALE	17.10.23					
05 SERIES		SITE LOCATION PLAN							
A.1	WH202.WST.P1.ZZ.DR.PL.05.01	SITE LOCATION PLAN JACKS PARCEL	1:5000@A3	A					
A.2	WH202.WST.P1.ZZ.DR.PL.05.02	SITE OWNERSHIP PLAN JACKS PARCEL	1:10,000@A3	A					
A.3	WH202.WST.P1.ZZ.DR.PL.05.03	SITE LOCATION PLAN JACKS PARCEL	1:2500@A3	A					
10 SERIES		SITE PLANS							
A.4	WH202.WST.P1.ZZ.DR.PL.10.00	MASTER PLAN JACKS PARCEL - COLOURED	1:500 @ A1	B					
A.5	WH202.WST.P1.ZZ.DR.PL.10.01	MASTER PLAN JACKS PARCEL - GENERAL ARRANGEMENT	1:500 @ A1	B					
A.6	WH202.WST.P1.ZZ.DR.PL.10.02	MASTER PLAN JACKS PARCEL - REFUSE STRATEGY	1:500 @ A1	B					
A.7	WH202.WST.P1.ZZ.DR.PL.10.03	MASTER PLAN JACKS PARCEL - FIRE / EMERGENCY STRATEGY	1:500 @ A1	B					
A.8	WH202.WST.P1.ZZ.DR.PL.10.04	MASTER PLAN JACKS PARCEL - HARD LANDSCAPING STRATEGY	1:500 @ A1	B					
A.9	WH202.WST.P1.ZZ.DR.PL.10.05	MASTER PLAN JACKS PARCEL - AFFORDABLE HOUSING STRATEGY	1:500 @ A1	C					
A.10	WH202.WST.P1.ZZ.DR.PL.10.06	MASTER PLAN JACKS PARCEL - BOUNDARY STRATEGY	1:500 @ A1	C					
A.11	WH202.WST.P1.ZZ.DR.PL.10.07	MASTER PLAN JACKS PARCEL - PARKING STRATEGY	1:500 @ A1	B					
A.12	WH202.WST.P1.ZZ.DR.PL.10.09	MASTER PLAN JACKS PARCEL - CYCLING STRATEGY	1:500 @ A1	B					
A.13	WH202.WST.P1.ZZ.DR.PL.10.10	MASTER PLAN JACKS PARCEL - TRAFFIC CONTROL STRATEGY	1:500 @ A1	B					
A.14	WH202.WST.P1.ZZ.DR.PL.10.50	JACKS PARCEL BYWAY SECTIONS	1:50 @ A3	-					
A.15	WH202.WST.P1.ZZ.DR.PK.10.51	JACKS GREEN JUNCTION WORKS	1:250 @ A2	-					
A.16	WH202.WST.P1.ZZ.DR.PL.10.53	PROPOSED VS EXISTING TOPOGRAPHICAL PLAN	1:500 @ A3	-					
15 SERIES		SITE SECTION							
A.17	WH202/22/15-5-102	JACKS GREEN ROAD CONSTRUCTION DETAILS SHEET 2 OF 2	As shown on drawing	A1					
A.18	WH202/22/15-11-103	JACKS GREEN OFF-SITE FOOTPATH SHEET 1 OF 2	1:250 @ A1	A1					
A.19	WH202/22/15-11-104	JACKS GREEN OFF-SITE FOOTPATH SHEET 2 OF 2	1:250 @ A1	A1					
A.20	WH202/22/15-21-104	JACKS GREEN OFF-SITE FOOTPATH ELECTRICAL LAYOUT SHEET 1 OF 2	1:250 @ A1	A1					
A.21	WH202/22/15-21-105	JACKS GREEN OFF-SITE FOOTPATH ELECTRICAL LAYOUT SHEET 2 OF 2	1:250 @ A1	A1					
30 SERIES		SITE SECTION							
A.22	WH202.WST.P1.ZZ.DR.PL.30.01	JACKS PARCEL STREET SCENES A & B	1:200 @ A1	B					
A.23	WH202.WST.P1.ZZ.DR.PL.30.02	JACKS PARCEL STREET SCENES C & D	1:200 @ A1	B					
55 SERIES		HOUSE TYPES							
A.24	WH202.WST.P1.ZZ.DR.PL.55.01	HOUSE TYPE B1 PLANS & ELEVATIONS	1:100 @ A2	B					
A.25	WH202.WST.P1.ZZ.DR.PL.55.02	HOUSE TYPE C1 PLANS & ELEVATIONS [JG]	1:100 @ A2	B					
A.26	WH202.WST.P1.ZZ.DR.PL.55.03	HOUSE TYPE 2C PLANS & ELEVATIONS [JG]	1:100 @ A2	A					
A.27	WH202.WST.P1.ZZ.DR.PL.55.04	HOUSE TYPE 3B PLANS & ELEVATIONS [JG]	1:100 @ A2	B					
A.28	WH202.WST.P1.ZZ.DR.PL.55.05	HOUSE TYPE 3C PLANS & ELEVATIONS [JG]	1:100 @ A2	B					
A.29	WH202.WST.P1.ZZ.DR.PL.55.06	HOUSE TYPES 4C PLANS & ELEVATIONS [JG]	1:100 @ A2	B					
A.30	WH202.WST.P1.ZZ.DR.PL.55.07	HOUSE TYPE 4D PLANS & ELEVATIONS [JG]	1:100 @ A2	B					
A.31	WH202.WST.P1.ZZ.DR.PL.55.08	HOUSE TYPE 5A* PLANS & ELEVATIONS [JG]	1:100 @ A2	-					
A.32	WH202.WST.P1.ZZ.DR.PL.55.09	TYPICAL GARAGES PLANS & ELEVATIONS	1:100 @ A2	-					
A.33	WH202.WST.P1.ZZ.DR.PL.55.10	HOUSE TYPE 1A PLANS & ELEVATIONS [JG]	1:100 @ A2	A					
A.34	WH202.WST.P1.ZZ.DR.PL.55.11	HOUSE TYPE 2B PLANS & ELEVATIONS	1:100 @ A2	A					
		LANDSCAPE PLANS							
A.35	2951-LA-04	ILLUSTRATIVE LANDSCAPE MASTERPLAN	1:500 @ A1	P02					
		TRANSPORT PLANS							
A.36	2007045-TK33	SWEPT PATH ANALYSIS REFUSE VEHICLE	1:1000 @ A3	A					
A.37	2007045-TK34	SWEPT PATH ANALYSIS FIRE TENDER	1:1000 @ A3	A					
		LIGHTING PLANS							
A.38	MMA 18229	PROPOSED LIGHTING SCHEME - JACKS LANE, TAKELEY FOOTPATH	1:500 @ A1	-					

TOPO PLANS

A.39	SJG3443 - 1/21	WARISH HALL FARM, TAKELEY, BISHOP'S STORTFORD, CM22 6NZ - SHEET 1 OF 21	1:200 @ A1	-
A.40	SJG3443 - 2/21	WARISH HALL FARM, TAKELEY, BISHOP'S STORTFORD, CM22 6NZ - SHEET 2 OF 21	1:200 @ A1	-
A.41	SJG3443 - 3/21	WARISH HALL FARM, TAKELEY, BISHOP'S STORTFORD, CM22 6NZ - SHEET 3 OF 21	1:200 @ A1	-
A.42	SJG3443 - 4/21	WARISH HALL FARM, TAKELEY, BISHOP'S STORTFORD, CM22 6NZ - SHEET 4 OF 21	1:200 @ A1	-
A.43	SJG3443 - 5/21	WARISH HALL FARM, TAKELEY, BISHOP'S STORTFORD, CM22 6NZ - SHEET 5 OF 21	1:200 @ A1	-

SUBMISSION DOCUMENT

CONSULTANT NAME

B.1	Application Forms	Completed by Weston Homes	17th October 2023	-
B.2	Covering Letter	Weston Homes	17th October 2023	-
B.3	Planning Statement	Weston Homes	October 2023	2
B.4	Design and Access Statement	Weston Homes	September 2023	-
B.5	Air Quality Assessment	Aether	April 2023	2
B.6	Arboricultural Impact Assessment - Jacks Field, Takeley	Barton Hyett	October 2023	-
B.7	Ecology Documents Note	Weston Homes - Including document by Ecology Solutions	April 2023	1
B.8	Briefing Note: Byway Improvements - Lighting Design	Ecology Solutions	October 2023	-
B.9	Briefing Note: Smiths Green Lane Visibility Splays	Ecology Solutions	October 2023	-
B.10	Built Heritage Assessment - Jacks Parcel, Takeley	RPS	January 2023	-
B.11	Heritage Addendum - Jacks Parcel, Takeley	RPS	October 2023	-
B.12	Archaeological Desk Based Assessment	RPS	September 2023	1
B.13	Construction Environmental Management Plan	Weston Homes	February 2023	1.1
B.14	Environmental Noise Assessment	Stansted Environmental Services	September 2022	1
B.15	Letter from SP (SES) to DP (WH) Re: Response to Environmental Health Officer Comments (12 06.23)	Stansted Environmental Services	10th July 2023	-
B.16	Jack's Green, Warish Hall Farm, Takeley - Landscape Management Plan	Dutch LA	October 2023	-
B.17	Landscape Strategy	Allen Pyke	October 2022	P05
B.18	Landscape and Visual Impact Assessment	Allen Pyke	November 2022	P3
B.19	Addendum to Landscape and Visual Impact Assessment - Jacks Field, Takeley	Allen Pyke	October 2023	-
B.20	Flood Risk Assessment & SuDS Report	EAS	February 2023	C
B.21	Jacks Lane, Takeley Footpath - Outdoor Lighting Report	MMA Consultancy	22nd September 2023	-
B.22	Jacks Lane, Takeley - S38 Public Right of Way - Lighting Impact Assessment	MMA Consultancy	22nd September 2023	-
B.23	DW Windsor - Kirium Pro Mini Specification Sheet	-	-	-
B.24	Phase 1 Desk Study and Preliminary Risk Assessment	Stansted Environmental Services	28th January 2023	1
B.25	Sustainability Statement	Weston Homes	November 2022	1
B.26	Transport Assessment	Motion	April 2023	A
B.27	Written Scheme of Investigation for Archaeological Evaluation	RPS	January 2023	3