



## Questionnaire (s62A)

Article 12 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)  
Applications direct to the Secretary of State (Designated Local Planning Authorities)

Application ref no: S62A/2023/0027  
Application by: Weston Homes PLC  
Grid ref: E556844 N222165  
Site address: Warish Hall Farm, Smiths Green Lane, Takeley, Essex  
Postcode: CM22 6NZ

You must send a copy, with attachments, to our case officer and to the applicant/agent **within 5 days** of the date of the notification given under Article 11(1). You can send it to us by e-mail to [section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk) The notification date is set out in our letter.

**PLEASE SEND THE QUESTIONNAIRE AND ALL DOCUMENTATION ELECTRONICALLY**

Please be aware that Article 12 <sup>1</sup> is a statutory requirement on LPAs to provide information. A copy of this completed questionnaire and any documentation supplied with it are required to be made available/published via the website.		Included?	
1	Provide a copy of <u>any</u> entry in the register required to be kept under Article 40 of the 2015 Order <sup>2</sup> which relates to the land, or part of the land, to which the relevant application relates.		NO
2	If the application is for approval of reserved matters for which the LPA has previously given outline consent please also supply a copy of any associated Section 106 agreement.		NO
Details: N/A			
3	Are there any other applications or matters relating <b>to this site</b> under consideration by the Local Planning Authority? If YES, please give details.	YES	
Details: UTT/22/3126/FUL - Erection of 40 no. dwellings, including open space landscaping and associated infrastructure – PENDING CONSIDERATION			
4	Details of any other relevant planning history which the Secretary of State needs to be aware of in the consideration of this application.	Attached	

<sup>1</sup> The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)

<sup>2</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2015  
S62A Questionnaire

<b>5</b>	Is there a known surface or underground mineral interest at or within 400 metres of the application site which is likely to be a material consideration in determining the application?		NO
	If YES, please attach details.	N/A	
<b>6</b>	Are there any other proposals <b>relating to the same site</b> still being considered by the Planning Inspectorate or the Secretary of State?		NO
	If YES, please give reference numbers. Refs: N/A		
<b>7</b>	Are there any other applications, appeals or matters relevant to this application <b>adjacent or close to the site</b> still being considered (or recently determined) by the Secretary of State, the LPA, any adjoining LPA or the Planning Inspectorate?	YES	
	If YES, please give reference numbers and brief details. Refs: UTT/21/1987/FUL – REFUSED- APP/C1570/W/22/3291524 – appeal dismissed UTT/23/0784/OP - Outline application, with all matters reserved except for access, for the erection of up to three detached dwellings and associated work – REFUSED S62A/2023/0019 - 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 – PENDING CONSIDERATION		
<b>8</b>	Are there any public rights of way which cross or are adjacent to the application site? Byway 25	YES	
	If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details.	Attached	
<b>9</b>	Does the proposed development involve the demolition, alteration or extension of a listed building?		NO
	If YES, is it a: Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/> Date of Listing: Please supply a copy of the listing description.	N/A	
<b>10</b>	Would the proposed development affect the setting of a listed building?	YES	
	If YES, is it a: Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/> Date of Listing: Please supply a copy of the listing description.	Attached	
<b>11</b>	Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES	

	If YES: WARISH HALL MOATED SITE AND REMAINS OF TAKELEY PRIORY – SCHEDULED MONUMENT Details: _____	
<b>12</b>	Is the site in, or adjacent to, a Conservation Area?	NO
	If YES: <b>Please see Question 27 regarding proposed Conservation Area</b> Details: Please <b>supply</b> a map showing the relevant Conservation Area boundary.	
<b>13</b>	Is any part of the site subject to a Tree Preservation Order?	NO
	If YES, please attach a plan showing the extent of the Order and any relevant details.	N/A
<b>14</b>	Is the site within a Green Belt?	NO
<b>15</b>	Is the site within an Area of Outstanding Natural Beauty?	NO
<b>16</b>	Have you made a Local Development Order under s61A to s61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?	NO
	If YES, please attach a copy of the relevant order.	N/A
<b>17</b>	Is the application site in or adjacent to or likely to affect an SSSI and/or an internationally designated site (i.e. cSAC, SAC, pSPA, SPA, Ramsar)?	NO
	If YES, please give details.	N/A
	Details: _____	
<b>18</b>	Are any protected species likely to be affected by the proposals?	YES
	If YES, please attach details. Details: See ecology response to application UTT/22/3126/FUL dated 31/5/23 attached	
<b>19</b>	Is there a neighbourhood plan in place affecting this site, or is there an emerging neighbourhood plan?	YES
	If YES, please attach details. Details: NOT ADOPTED IN EARLY STAGES OF PREPARATION	N/A
<b>20</b>	Has any advice (either at pre-application or as part of an earlier application) been given by the planning authority to the applicant in relation to development of the land? UTT/20/2531/PA - ATTACHED	YES
<b>21</b>	Where the designated planning authority is not the county planning authority, a copy of any notice the county planning authority has given to the designated planning authority under paragraph 7(4) of Schedule 1 to the 1990 Act in relation to an area which includes the land (or part of the land) which is the subject of the application should be attached.	N/A

22	Is the Parish Council for this application a relevant authority (references Schedule 1 of the 1990 Act and Article 13 of the Town and Country Planning (Section 62) (Procedure and Consequential Amendments) Order 2013	YES	
23	Has any further standing advice been given to the local planning authority since that provided to the Planning Inspectorate at designation? If so, please provide details. <i>(Standing advice is from any authority or person specified as a consultee in the Table in Schedule 4 to the Town and Country Planning (Development Management Procedure (England) Order) 2015)</i> Details: _____		NO
24	Environmental Impact Assessment Please give details of any history of Environmental Impact Assessments in relation to this site which are relevant to this proposal.		NO
25	Extracts of any relevant policies including any which have been 'saved' by way of a Direction, together with copies of the policies. List of policies: S7, S8, GEN1, GEN2, GEN3, GEN4, GEN6, GEN7, GEN8, ENV2, ENV3, ENV4, ENV5, ENV7, ENV8, ENV9, ENV10, ENV13, ENV14, ENV15, H9, H10, NPPF 2021 _____	ATTACHED	
	Details of any other constraints/designations not listed above: Details: PROTECTED LANE, WITHIN 6K OF AIRPORT, WITHIN 250M OF ANCIENT WOODLAND – PRIOR'S WOOD, WITHIN 250M OF LOCAL WILDLIFE SITE - PRIORS WOOD, OUTSIDE OF DEVELOPMENT LIMITS	YES	
26	Please detail any supplementary planning guidance, that you consider applicable, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. Details: INTERIM CLIMATE CHANGE POLICY, ESSEX DESIGN GUIDE, ACCESSIBLE HOMES AND PLAY SPACES, DEVELOPER GUIDE TO CONTRIBUTIONS AND RESIDENTIAL PARKING STANDARDS	ATTACHED	
27	Any other relevant information or correspondence you consider we should know about in relation to the consideration of the submitted application. Details: UTTLESFORD LAND SUPPLY STATEMENT OCTOBER 2023 PLEASE SEE SMITHS GREEN CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN – THE CONSULTATION PERIOD HAS NOW CLOSED AND WILL BE GOING TO CABINET ON 2 <sup>ND</sup> NOVEMBER AND IS EXPECTED TO BE DESIGNATED BY THE END OF 2023	ATTACHED	

	YOU MAY ALSO WISH TO SUPPLY	
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28	Details of any matters which you want the Appointed Person to note at any site visit.		
	Please provide details: _____		
	<b>For the Mayor of London cases only</b>		
29	Is it necessary to notify the Mayor of London about the application?	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Your reference: \_\_\_\_\_

I confirm that a copy of this questionnaire and any attachments have been sent to the Planning Inspectorate and a copy provided to the applicant.

Name: \_\_\_\_\_

On behalf of (LPA): Uttlesford District Council

Date submitted to the Planning Inspectorate: 27 October 2023

Please keep us informed of any changes to the information you have given on this form.

**Please be aware that further information needs to be submitted to the Planning Inspectorate in due course, namely:**

		N/A	No of docs
<b>30</b>	<p>A copy of the site notice and/or letter with which you notified people about the application <i>(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)</i></p> <p><i>(Please include any local residents groups that you are aware of that may be affected by this proposal in the notifications you undertake)</i></p> <p><i>Required within 5 days of the receipt of notice under article 11(2)</i></p>	<input type="checkbox"/>	_____
<b>31</b>	<p>Where a site notice is displayed on or near the application site <i>(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)</i> the date the site notice was displayed and the deadline you gave for providing comments to us.</p> <p>Date notice displayed: _____</p> <p>Deadline given for representations to be made: _____</p>	<input type="checkbox"/>	_____
<b>32</b>	<p>A comprehensive list of conditions which you consider should be imposed if planning permission is granted. This should reach us by the end of the consultation period and it may if you wish accompany the LPAs own representations on this application.</p>	<input type="checkbox"/>	_____

Please note - Where representations in relation to a relevant application are received by the designated planning authority you must, as soon as reasonably practicable, forward the representations to the Planning Inspectorate. Any representations received after the submission of this questionnaire must also be forwarded in accordance with Article 16 of the TCP (s62A) (PCA) Order 2013 (as amended).