

From: Sam Blackwell - [REDACTED]
Sent: Friday, February 9, 2024 3:32 PM
To: Micah Mitchell - [REDACTED]
Subject: FW: 🚨[URGENT]: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

Dear Micah,

Please see below Simon's response which means we will not require School Transport as long as safer walking routes are provided.

Many thanks

Sam

Samantha Blackwell [REDACTED]
Infrastructure Planning Officer
Planning Service
Place and Public Health

Essex County Council
[REDACTED]
[REDACTED]

From: Simon Fulker - [REDACTED]
Sent: Friday, February 9, 2024 3:22 PM
To: Sam Blackwell - [REDACTED]
Subject: RE: 🚨[URGENT]: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

Hi Sam,

I have noted the comments that "It is proposed that the route be resurfaced and lit". Therefore if this enables parents to be able to walk their children to school safely, it would remove the requirement for a school transport contribution.

Kind regards

Simon Fulker
Admissions, Applications and Awards Officer

Essex County Council | [REDACTED]

We work flexibly – so although I may email outside of standard working hours, please be assured that I do not expect a response or action outside of your own working hours.

From: Sam Blackwell - [REDACTED]
Sent: Friday, February 9, 2024 2:31 PM
To: Simon Fulker - [REDACTED]
Subject: FW: 🚨[URGENT]: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

Hi Simon,

In light of the below information , does this change your request for School Transport.

Many thanks

Sam

Samantha Blackwell [REDACTED]
Infrastructure Planning Officer
Planning Service
Place and Public Health

Essex County Council
[REDACTED]
[REDACTED]

From: David Poole [REDACTED]
Sent: Friday, February 9, 2024 2:04 PM
To: Anne Cook - [REDACTED] Sam Blackwell
- [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: [REDACTED] [URGENT]: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

CAUTION: This is an external email.

Dear Samantha and Anne

I am writing to you in respect to the above application and the correspondence below from the Inspector. We note there does not seem to have been a reply on the matter of the primary school transport contribution that had been requested.

A hearing is scheduled for Tuesday 13th and it is a draft Section 106 should have been agreed by this point.

As part of the scheme there is a link to an existing off site byway and from there it is a circa 300m walk, all off road to Takeley Primary School. It is proposed that the route be resurfaced and lit. Please can you confirm to me by return and if so provide instructions to the County's solicitor no later than 4pm today that the request is no longer required.

Should you require any further information please do not hesitate to contact me.

Thank you for your assistance in this matter.

Kind regards,

David

----- Forwarded message -----

From: **Section 62A Applications** <section62a@planninginspectorate.gov.uk>

Date: Fri, 22 Dec 2023 at 11:27

Subject: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Good morning

The appointed person has decided the above application should proceed by way of a hearing and has made the following comments:

The applicant, the local planning authority and Essex County Council are invited to respond to the points below by **12 January 2024**.

APPLICANT

Planning Statement

1. Paragraph 3.12 refers to the access point to Smiths Green Lane. This shows the rear of the junction at some 6m. Can the applicant provide a diagram showing the width of the bell-mouth where it meets Smiths Green Lane.

2. Can the applicant provide a response on the implications of the revised National Planning Policy Framework and the publication of the 2022 Housing Delivery Test results for the 5-year Housing Land Supply and the application of planning policy.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Housing Delivery Test: 2022 measurement

<https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

3. The Inspector in refusing the previous S62A application on this site recorded, *"I am unconvinced that wider effects of the development and the*

associated byway improvements on landscape and visual character and appearance during hours of darkness have been adequately considered by the applicant. This is of particular importance given the historic lack of lighting in the vicinity of Jacks Lane and Smiths Green Lane. I am not persuaded that such matters should be left to a condition, and without an acceptable agreed lighting scheme there would be harm to the character and appearance of the area in conflict with policy GEN2 of the Local Plan".

4. The consultation responses from ECC Highways and Transportation and Places Services, Ecology indicate that the submitted scheme of improvements to the byway do not satisfy their respective concerns. In light of the Inspector's comments can the applicant provide an update on discussions with ECC Highways and Place Services regarding a mutually acceptable scheme.

5. Other responses have raised concerns that the land required for the works to the byway are not in the control of the applicant. Can the confirm that the necessary agreements are in place that would allow a scheme to be implemented.

6. In order to allow the applicant/parties the opportunity to respond to the points in this message, and taking into account the proposed hearing date of 13 February 2024, please can the applicant agree to extend the determination date to 28 March 2024.

Essex County Council

Highways

7. The consultation response dated 15 December 2023 regarding the use of the byway indicates that ECC is not able to agree a scheme and suggest the imposition of a condition. Given the Inspector's comments set out in paragraph 5 above, the imposition of a condition is not considered acceptable. Can ECC set out in detail what its requirements are?

8. Suggested conditions 3, 9 and 10. It is not appropriate to require the payment of money by way of a planning condition. If this is to be agreed, it should form part of the S106 Agreement.

9. Suggested Condition 8, Travel Packs and the provision of travel vouchers should be dealt with via the S106 Agreement.

10. Can ECC clarify what is specifically required in terms of bus stops? Consideration of these facilities would need to be assessed having regard to the effect on the character and appearance of Smiths Green Road.

Infrastructure

11. Can the Infrastructure Planning Officer clarify whether a contribution is required for Primary Education places?

Uttlesford District Council

12. Can the local planning authority provide a response on the implications of the revised National Planning Policy Framework and the publication of the 2022 Housing Delivery Test results for the 5-year Housing Land Supply and the application of planning policy. See paragraph 2 above for links to the relevant document.

ALL

13. A completed S106 Agreement or Unilateral Undertaking is required in advance of the hearing.

14. Can the parties confirm by return whether they intend to respond and can meet this deadline.

15. Please be aware that these are interim comments, and the appointed person has yet to fully consider the application.

16. Formal notification of the hearing date (13 February 2024) will be sent no later than 2 weeks before the hearing.

Kind regards

Leanne

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Kind Regards,

David Poole
Senior Planning Manager
Weston Homes Plc

[Redacted signature block]



Weston Homes PLC

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

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