

**From:** Rachel Beale [REDACTED]  
**Sent:** Friday, March 1, 2024 9:23 AM  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
[REDACTED]

**Subject:** RE: [External] >> Re: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

Hi Leanne,

Please see below the Council's justification for condition 14:

The site is located next to the busy A120 and close to Stansted Airport. These sources are likely to be the dominant noise source that will impact on future occupiers of the proposed development. A noise assessment has been submitted with the application; however, the measurements were taken between 6th and 10th in April 2021 while there was still a ban on non-essential travel such as foreign holidays, and other shops etc were still closed. It is therefore considered that the noise levels recorded during the noise assessment would not represent what would be experienced at the site normally, and would certainly not represent worst case, which is what any noise assessment should aim to protect future occupants from. The Council therefore recommend a new noise assessment is carried out using new measurements to assess the current noise environment. This will ensure that a suitable noise mitigation scheme is incorporated into the design and construction of the new dwellings.

Kind regards,

**Rachel Beale** MSc  
Senior Planning Officer

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London Road  
Saffron Walden  
Essex  
CB11 4ER

[REDACTED]

**From:** David Poole [REDACTED]  
**Sent:** Thursday, February 29, 2024 5:26 PM  
**To:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>  
**Cc:** [REDACTED]  
[REDACTED]

**Subject:** [External] >> Re: S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

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Dear Leanne

Further to my earlier email, please also see a list of the suggested updated draft conditions as a pdf and word version.

Obviously the Inspector would be able to amend these subject to his discretion.

Insofar as the pre-commencement conditions are proposed (No.s 5 - 12) the applicant is agreeable to the imposition of these.

We are happy with the principle of the remainder of the proposed conditions other than condition 14 which we do not feel is necessary given the limited changes in the noise environment since the submitted assessment was undertaken.

We trust that this is all the information that was requested post the hearing: 1) correspondence on the necessity of the primary school transport contribution - provided by email on 20 Feb 2024; 2) Completed legal agreement provided earlier today; 3) Updated draft conditions worked through with the Council (attached); and, 4) Confirmation of agreement to any pre-commencement conditions (see above).

Many thanks for your assistance.

Kind Regards,

David