



The Planning Inspectorate

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Hannah Wallis
Pelham Structures Ltd

Your Ref:

Our Ref: S62A/2024/0032

Attachments: None.

Date: 8 April 2024

Dear Hannah Wallis

**Town and Country Planning Act 1990 (Section 62A Applications)
Planning application for The demolition of 12 no. existing outbuildings / structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings. The creation of a pedestrian and cycle link path.
at**

Land to the West of Mill Lane, Hatfield Heath, CM22 7AA

The Council's response to the application has been received and uploaded to gov.uk.

[Section 62A Planning Application: S62A/2024/0032 Land to the West of Mill Lane, Hatfield Heath - GOV.UK \(www.gov.uk\)](#)

All responses from interested parties and consultees have also been uploaded.

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

Heritage:

Could the following information be supplied as referenced in the Council's Planning Committee Report within the timescale indicated below:

- Proposed materials schedule
- Construction details of key features i.e green roof, prefabricated units, landscaping (non-exhaustive list of key features)
- Building Regulations applicable to access for new builds/existing
- Building Regulations applicable to life safety (fire) requires review
- Fire safety strategy should be used to aid design development and integrated into design details

Highways:

Although the Council's Planning Committee Report raises no concerns regarding Highways issues, it did not have the benefit of the comments of the Highway Authority which were sent directly to the Planning Inspectorate. Therefore could a response to the Highway Authority's objection to the proposal within the timescale indicated below please be submitted with particular regard to the following:

- Stage 1 Road Safety Audit of the Conceptual Treatment of Mill Lane Widening Scheme
- Updated analysis in Transport Assessment with up to date accident data
- Updated traffic count on Mill Lane
- Review of trip generation rates in the technical note

Conditions:

Comments on the list of 26 suggested planning conditions from the Council are also invited by the date below.

The above information should be submitted no later than 22 April 2024.

Planning Obligation

If the applicant intends to provide a planning obligation, as identified in the Council's letter dated 4 April 2024, a completed version should be submitted in advance of the hearing as explained in our [guidance](#).

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

On receipt of any response we will reconsult with the relevant parties between 23 April and 7 May 2024.

In order to allow the applicant the opportunity to respond to the points above, and taking into account the proposed hearing date of 9 May 2024, please can the applicant agree to extend the determination date to 14 June 2024.

Please can the applicant confirm their agreement to the above, and to extend the determination period by 10 April 2024.

Formal notification of the hearing date (9 May 2024) will be sent no later than 2 weeks before the hearing.

A copy of this letter will be sent to Uttlesford District Council for their information.

Yours sincerely,

Leanne Palmer

S62A Applications Team