

The Planning Inspectorate
Major Casework Team
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Temple Quay House
2 The Square
Bristol
BS1 6PN

Sent by email only to: section62a@planninginspectorate.gov.uk

Dear Sir/Madam

**Re: Town and Country Planning Act 1990. Submission of an application under section 62A
Land at Wickham Hall Estate, Bishops Stortford, Uttlesford, CM23 1JG**

On behalf of Endurance Energy Wickham Hall Limited, DLP Planning are pleased to enclose an application for full planning permission for a proposed development of a solar-photovoltaic farm on land comprising part of the Wickham Hall Estate, Wickham Hall, Bishops Stortford, Uttlesford, CM23 1JG.

The proposed development site is located within the administrative area of Uttlesford District Council.

Type of application:	Full planning application
Applicant name:	Endurance Energy Wickham Hall Limited
Site address:	Land at Wickham Hall, Bishops Stortford, Hertfordshire, CM23 1JG
Site area:	33.59 hectares
Description of development:	Erection of a Solar Photovoltaic Farm with supporting infrastructure and battery storage, inverters and transformers, fencing and landscaping works and connecting cable.

In accordance with the Town and Country Planning Act 1990 Section 62A Authorities in Special Measures Procedural Guidance (updated 26 March 2024), notification of an intention to submit this application to the Planning Inspectorate was given on 31st January 2024.

More than 10 working days have passed between the notification and the submission of this application to the Planning Inspectorate.

Pre-application discussions

This application follows the refusal of a similar proposal at the application site by Uttlesford District Council on 13 March 2022 (application reference UTT/21/3108/FUL). The current application has been informed by the consultation responses and the reasons for refusal issued in respect of the previously refused planning application.

In addition, prior to the submission of this application, the applicant has undertaken pre-application discussions with:

- The Planning Inspectorate;

- Principal Historic Environment Consultant, Essex Place Services (in relation to archaeology);
- Essex Fire and Rescue;
- Hertfordshire Fire and Rescue.

The feedback received from these pre-application discussions has informed the content of this planning application.

Main issues

As set out in the notification letter submitted to the Planning Inspectorate on 31st January 2024, it is considered that the following matters are relevant to the assessment of the planning application:

- Principle of development (including Green Belt impact);
- Landscape and visual impacts;
- Heritage assets (including designated and undesignated assets relating to built form and archaeology);
- Neighbouring amenity;
- Loss of agricultural land
- Transport, access and public rights of way;
- Trees / arboriculture;
- Ecology and biodiversity;
- Flooding and drainage.

Based on the consultation responses received in relation to previous planning application reference UTT/21/3108/FUL, the reasons for refusal put forward by the Local Planning Authority in relation to planning application reference UTT/21/3108/FUL and pre-application discussions (summarised above), as set out in the supporting Planning Statement and Design and Access Statement, it is considered that the position in relation to the majority of the above matters is agreed between the Applicant and Uttlesford District Council.

On this basis it is considered that the main issue for consideration in the determination of this planning application is the principle of development (including Green Belt impact and whether Very Special Circumstances exist).

Supporting Information / Validation Requirements

To ensure efficient validation, and in accordance with the Council's Local Validation Checklist, the following information is hereby submitted in support of the planning application:

Supporting Documents	Consultants
1. Application Form	DLP Planning
2. Planning Statement	DLP Planning
3. Design and Access Statement	DLP Planning
4. Agricultural Land Classification	SES
5. Flood Risk Assessment and Drainage Strategy	SDD
6. Ecological Appraisal	Aspect Landscape
7. BNG Report and Metric	Aspect Landscape
8. Skylark Mitigation Strategy	Aspect Landscape
9. Glint and Glare Report	Wardell Armstrong
10. Heritage Report including Geophysical Survey	Cotswold Archaeology
11. Archaeological Cropmark Statement	Oxford Archaeology
12. Landscape and Visual Impact assessment	Aspect Landscape

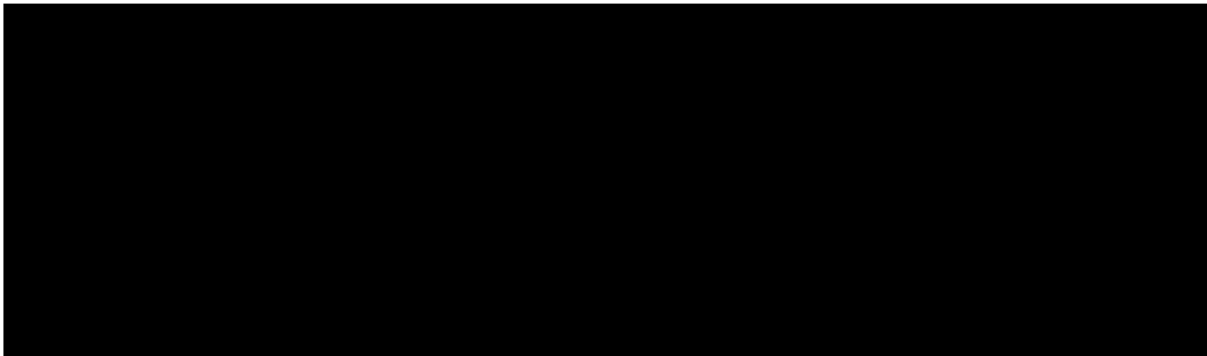
13. Statement of Community Involvement	Meeting Place
14. Transport Statement	SDD
15. Decommissioning Statement	DLP Planning
16. Outline Fire Safety Plan	Enzygo

Plans / Drawings			
Title	Consultant	Drawing Reference	Scale
Location Plan	DLP Planning	D01 Rev I	1:2500 @ A2
Context Plan	DLP Planning	D02 Rev D	1:17,500 @ A3
Estate Plan	DLP Planning	D03 Rev D	1:12,500 @ A2
Site Layout Plan (Technical)	Infraland	PL.001 R18	1:3750
Site Layout Plan (Colour)	Aspect Landscape	7200/ASP6/CLSP	N/A
Landscape Masterplan	Aspect Landscape	7200/ ASP3/ LMP REV N	1:5000 @ A3
Cross Section (PRoW)	Aspect Landscape	7200/ ASP5 /CS REV B	1:N/A @ A3
Mounting Structure	Infraland	PL.004 R1	1:100,1:150 @A3
Inverter Transformer Power station	Infraland	PL.005 R1	1: 50 @ A3
Customer Substation	Infraland	PL.006 R1	1:100 @ A3
DNO Substation	Infraland	PL.006b R1	
Storage Container	Infraland	PL.007 R1	1:50 @ A3
Gate, Fence, Construction Road, CCTV Camera & Satellite Dish Details	Infraland	PL.008 R1	1:50 & 1:100 @ A3
BESS Units	Infraland	PL.009 R1	1:50 & 1:100 @ A3
BESS Transformer	Infraland	PL.010a R1	1:50 @ A3
Power Conversion System (PCS)	Infraland	PL.010b R1	1:50 @ A3
DC Combiner Box (DCB)	Infraland	PL.010c R1	1:50 @ A3
Energy Storage Container	Infraland	PL.011 R1	1:50 & 1:100 @ A3
Control and Monitoring Building	Infraland	PL.021R1	1:50 @ A3
Proposed Construction Access Arrangement (HCC)	SDD	H5234-8PD-001	1:1250 @ A3
Swept Path of Proposed Construction Access	SDD	H5234-8PD-002	1:1250 @ A3
Proposed Construction Access Arrangement (ECC)	SDD	H5234-8PD-003	1:1000 @ A3
Proposed Construction Access Arrangement (Overview)	SDD	H5234-8PD-004	1:2000 @ A3

Application fee

We anticipate that the applicable application fee (calculated using the fees regulations (The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012) is £84,126.00.

Once you have confirmed the amount and method of payment, the applicant will pay the application fee. Please find below the applicant's invoice address / relevant contact details regarding invoicing:



Planning Inspectorate declaration

In accordance with the Town and Country Planning Act 1990 Section 62A Authorities in Special Measures Procedural Guidance (updated 26 March 2024), I can confirm that with regard to the Planning Inspectorate the applicant/agent is not (a) a member of staff (b) an Inspector (c) related to a member of staff (d) related to an Inspector.

We look forward to receiving confirmation that the application has been registered and will be at your disposal throughout the determination period should you have any questions or queries.

Yours sincerely,



Steph Parker BA (Hons) MCD
Planner