

**From:** Neil Osborn [REDACTED]  
**Sent:** Thursday, July 18, 2024 12:49 PM  
**To:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>; [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford

Dear Leanne

Please find attached a letter and enclosures which set out and summarises our position with regard to the relationship with land covered by East Herts Council following a helpful discussion with [REDACTED] of EHC this morning. This includes 3No amended plans which we invite you to substitute for previous iterations for the reasons set out in the letter.

I am copying this to Mr [REDACTED] so that he is able, if he wishes, to comment on it in his formal consultation response on the S62A application

Kind regards

**Neil Osborn BA(Hons) MRTPI**  
Senior Director

DLP Planning Ltd  
4 Abbey Court  
Fraser Road  
Bedford  
MK44 3WH

[REDACTED]

**From:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>  
**Sent:** Monday, July 8, 2024 9:38 AM  
**To:** Neil Osborn [REDACTED]  
[REDACTED]  
[REDACTED] <[planninginspectorate.gov.uk](mailto:planninginspectorate.gov.uk)>  
**Subject:** RE: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford [Filed 03 Jul 2024 09:33]

Dear Neil

Thank you for your email.

We agree this would be acceptable, but ask that this matter is clarified no later than a week before the consultation period closes, ie 19 July 2024. If it is not resolvable as suggested below then this

may cause delays in the process, in which there would some discretion to the appointed person as what to accept once the close of representations date has passed.

Kind regards  
Leanne

Section 62A Applications Team

**From:** Neil Osborn [REDACTED]  
**Sent:** Friday, July 5, 2024 12:39 PM  
**To:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)> [REDACTED]  
**Subject:** RE: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford [Filed 03 Jul 2024 09:33]

Dear Leanne

Further to your email of Monday this week containing comments from East Herts District Council, two matters are raised. Firstly is that part of the red line falls within East Hertfordshire, and second that the application does not indicate a connection for operational purposes to the public highway.

The Applicant's view is that EHDC has inadvertently misread the plan submitted to it and moreover there is no requirement for the application to include access other than as has been shown having regard both to the consent which EHDC granted last year for a solar farm in their jurisdiction and to other unrelated development which has also been granted utilising that same access. We would like to take the opportunity, before formally responding to you, to discuss the matter with the Officer at EHDC in order to correct their misunderstandings and reach common ground on the matters. I would be grateful if you would confirm that as an acceptable approach and we will endeavour to resolve the matter as quickly as we can.

Kind regards

**Neil Osborn BA(Hons) MRTPI**  
Senior Director

DLP Planning Ltd  
4 Abbey Court  
Fraser Road  
Bedford  
MK44 3WH

[REDACTED]

**From:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>  
**Sent:** Monday, July 1, 2024 4:22 PM  
**To:** Steph Parker [REDACTED]  
**Cc:** Neil Osborn [REDACTED]; Section 62A Applications

[<section62a@planninginspectorate.gov.uk>](mailto:section62a@planninginspectorate.gov.uk)

**Subject:** S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford [Filed 03 Jul 2024 09:33]

**Importance:** High

Dear Steph

I refer to the above planning application.

We have received the email below from East Herts Council and I invite the applicant's comments. A response by Thursday 4 July would be helpful.

Many thanks

Leanne

Section 62A Applications Team

**From:** [REDACTED]

**Sent:** Monday, July 1, 2024 10:13 AM

**To:** Section 62A Applications [<section62a@planninginspectorate.gov.uk>](mailto:section62a@planninginspectorate.gov.uk)

**Cc:** Mike Slimmon

**Subject:** RE: i think we are being consulted on an Uttlesford app via PINS? - FW: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford

**Importance:** High

Dear Leanne

It is our opinion that the application you have consulted us on is Invalid. The location plan has to include all land required to carry out the development including access up to the public highway. The location plan supplied does not include access up to the highway and only goes up to a Private access road.

Also part of the site to the bottom right corner is within the boundary of East Herts Council a duplicate application and an additional 50% of the application fee should have been submitted to East Herts Council.

Once a valid application has been submitted will send our further comments.

Regards



[REDACTED]  
Planning Support Manager  
Development Management  
East Herts Council



**From:** Section 62A Applications [<section62a@planninginspectorate.gov.uk>](mailto:section62a@planninginspectorate.gov.uk)

**Sent:** Wednesday, June 26, 2024 12:59 PM

**To:** Development Management - Planning <[Planning@eastherts.gov.uk](mailto:Planning@eastherts.gov.uk)>; Customer Services <[Customer.Services@eastherts.gov.uk](mailto:Customer.Services@eastherts.gov.uk)>

**Cc:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>

**Subject:** [External] S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford

Please see attached.

Kind regards

Leanne Palmer

Section 62A Applications Team