

Leanne Palmer
Section 62A Applications Team
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By email only section62a@planninginspectorate.gov.uk

Dear Leanne

Re: S62A/2024/0045 – Wickham Hall Estate, Bishop's Stortford

Further to our exchange of emails, we have sought on behalf of the Applicant to engage in discussions with East Herts Council (EHC) with regard to the email forwarded by you from the Planning Support Manager (email of 1 July). I note your agreement to our proposal (your email of 8 July) subject to the matter being concluded by 19 July.

Prior to your email of 8 July we wrote to the Planning Support Manager on 5 July indicating that we did not consider, to the best of our knowledge, that the red line of the application included land in East Hertfordshire, and that we do not consider there to be justified reason for submitting an application to EHC as the proposed construction access is already provided for by virtue of the documents approved in connection with the consent granted by EHC for a solar farm and that no development arises from the proposal. The email included a letter (addressed to me) from Howes Percival, the Applicant's legal advisor. The email and the attachments are included with this letter

Subsequently the Planning Support Manager clarified his comments in respect to the red line boundary and the Applicant accepts that a short distance of the boundary of the proposed development includes part of a track which is in East Hertfordshire where the administrative boundary runs along the western and northern boundary of the track and not along its centreline. The transgression into East Hertfordshire amounts to an area of approximately 252m². The Applicant apologises that this was an unintentional oversight. I therefore include with this letter a revised red line plan (H5234-6 D01 Rev J Location Plan) which amends the red line to exclude the land in East Herts (and with consequential amendments of other plans (also attached) which also depict the red line).

For the avoidance of doubt, and having regard to the advice of Howes Percival, we have also removed that part of the application site shown running parallel to Jazz St to the immediate west of Wickham Hall amounting to a further reduction of about 350m². This does not affect our argument that Jazz St shall provide operational access for the completed development for the reasons set out below. We ask that the amended plans be substituted for those originally submitted and that the application be determined on the basis of the amended plans.

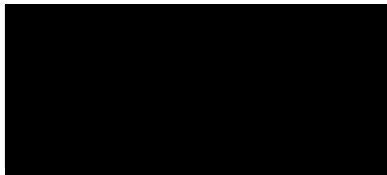
I subsequently wrote to the Case Officer dealing with the construction access application (EHC 3/24/1119/FUL which is now registered and being considered for determination) along similar lines, dated 11 July and enclosing similar information. I have of today's date now spoken with the Case Officer and my understanding of the conversation is that:

1. We shall submit an amendment to the red line – as attached
2. EHC do not consider the S62A application to be invalid
3. There is no requirement to include Jazz St (where it lies within the jurisdiction of EHC) within the application for the purposes of operational access (given that it is approved as the operational access for the permitted solar farm).
4. EHC will submit its comments on the S62A application within the due period (25th July)

With respect to the construction access application, the Case Officer has authorised his Legal Department to deal with the Draft Unilateral Obligation and on the evidence presently before him sees no reason not to support the approval of the application in due course.

I am copying this to the Case Officer at EHC as a matter of record of our conversation, so that he has a copy of the amended red line plans, and so that he can take these matters into account, if need be, in his comments to you on the S62A application. I hope that now deals satisfactorily with the matter.

Yours sincerely



Neil Osborn BA(Hons) MRTPI
Senior Director

Cc [REDACTED], Principal Planning Officer - EHC

Encl

- Email to EHC (5 July)
- Letter of Advice – Howes Percival
- H5234-5PD-TN03 Highways Technical Note
- Revised Plan Dwgs
 - H5234-6 D01 Rev J Location Plan
 - H5234-6 D03 Rev E Estate Plan
 - H5234-6 D03 Rev E Context Plan