

From: Neil Osborn [REDACTED]
Sent: Friday, July 5, 2024 3:09 PM
To: [REDACTED] planning@eastherts.gov.uk
Cc: [REDACTED]
Subject: FW: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford [Filed 03 Jul 2024 09:33]
Importance: High

Dear [REDACTED]

Further to the email trail below I have written to Leanne Palmer indicating that it might be better for the Applicant to discuss your comments with you before formally responding in the hope that we can reach a mutual understanding.

There are two points that you raise.

One refers to the encroachment of the red line into East Herts. That is not the case. The administrative boundary appears to run along the western edge of the access roadway serving Wickham Hall and various other developments. The red line shown in our application defines a strip adjacent and parallel to the track falling wholly within Uttlesford and is for an excess of caution in case there is any need to avoid the existing roadway along the frontage of Wickham Hall itself. I attach a plan which shows the intention at a larger scale to illustrate the point.

The second matter raised is in relation to the connection of the operational access to the public highway. We have consulted with the Applicant's legal advisor and I attach their letter to me explaining the situation particularly in regard to the solar farm consent already issued by EHDC which allows for the use of Jazz St as the operational access. To save you digging out the files I attach the Approved Transport Technical Note for 3/21/2601/FUL (para 1.6 refers) and also the site plan for the winery scheme approved by UDC which also relies (solely) on Jazz St for its access and which to the best of my knowledge was not subject to any dual application.

One you have had a chance to consider the facts I'd be very happy to have a chat with you if it would be helpful and before we respond in full to PINS.

Kind regards

Neil Osborn BA(Hons) MRTPI
Senior Director

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Fraser Road
Bedford
MK44 3WH



From: Section 62A Applications <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>
Subject: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford [Filed 03 Jul 2024 09:33]
Importance: High

[REDACTED]

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>
Cc: [REDACTED]
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



██████████
Planning Support Manager
Development Management
East Herts Council



From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: Wednesday, June 26, 2024 12:59 PM
To: Development Management - Planning <Planning@eastherts.gov.uk>; Customer Services <Customer.Services@eastherts.gov.uk>
Cc: Section 62A Applications <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