

From: Ed Durrant [REDACTED]
Sent: Thursday, August 22, 2024 10:51 AM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2024/0049 Land South of Bedwell Road, Elsenham

Dear Leanne,

Thank you for the update. It is much appreciated.

Regards

Ed
Ed Durrant
Associate Planner

[REDACTED]
Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL



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From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: Thursday, August 22, 2024 10:46 AM
To: Ed Durrant [REDACTED] >
Cc: [REDACTED] Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/2024/0049 Land South of Bedwell Road, Elsenham

Dear Ed

Thank you for your submission, which the Inspector has agreed to accept. A copy will be added to the application page.

As per 7(3) of <https://www.legislation.gov.uk/ukxi/2013/2142/regulation/7/made> we will now carry out the necessary consultation and I thank the applicant, as discussed in our exchange of 13th and 14th August, for their agreement to extend the determination date to 31 October 2024 to accommodate this.

Kind regards
Leanne

Section 62A Applications Team

From: Ed Durrant [REDACTED]
Sent: Monday, August 19, 2024 3:49 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2024/0049 Land South of Bedwell Road, Elsenham
Importance: High

Dear Leanne,

Thank you again for the opportunity to respond to the LHA comments. Please see the attached response letter.

This letter clarifies that the highways dimensions used in the proposed layout are to recognised standards and that the comments made by the LHA are based on inaccurate measurements of the submitted plans. It is hoped this clarification does not need to be the subject of further consultation. Should the Inspector consider that it is necessary to consult on this letter, then we would of course agree to an extension of time to facilitate this process.

Regards

Ed

Ed Durrant
Associate Planner

[REDACTED]
Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL



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From: Ed Durrant [REDACTED]
Sent: Wednesday, August 14, 2024 5:11 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2024/0049 Land South of Bedwell Road, Elsenham

Dear Leanne,

Thank you for the opportunity to respond to the LHA comments. We shall have a response to you shortly.

This response is likely to clarify that the highways dimensions used in the proposed layout are to recognised standards rather than proposing changes to the layout of the development. If that is the case, then it is hoped this clarification would not need to be the subject of further consultation. Notwithstanding this, should the Inspector consider that it was necessary to consult on this further information, then we would of course agree to an extension of time to facilitate this process.

Regards

Ed

Ed Durrant

Associate Planner

[REDACTED]
Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL



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From: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Sent: Tuesday, August 13, 2024 3:17 PM

To: Ed Durrant [REDACTED]

Cc: [REDACTED] Section 62A Applications
<section62a@planninginspectorate.gov.uk>

Subject: RE: S62A/2024/0049 Land South of Bedwell Road, Elsenham

Dear Ed

Thank you for your message.

Should the applicant wish to submit additional comments, it is highly likely that we would need to carry out a re-consultation exercise. This would require the applicant's agreement to extend the time period for deciding the application until 31 October 2024 to facilitate this process.

Kind regards

Leanne

Section 62A Applications Team

From: Ed Durrant [REDACTED] >

Sent: Friday, August 9, 2024 3:31 PM

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Cc: [REDACTED]
Subject: RE: S62A/2024/0049 Land South of Bedwell Road, Elsenham

Dear Leanne,

Further to your e-mail of 6th August, please see the attached letter setting out the relevance of the proposed changes to the NPPF to our client's application.

The consultation on the application has resulted in a late response from Essex County Council Highways. In reviewing these comments, we are concerned that the County Council has based its comments on its inability to accurately measure the site plans. Whilst this has not resulted in an objection, it has resulted in unjust comments that question the technical specifications of the roads and parking bays within the site. Given that these can only have been measured from PDF versions of the plans, it is essential that the applicant is given the opportunity to demonstrate that these comments are not correct.

The applicant is an experienced housebuilder of many years standing and is advised by an experienced set of consultants, notably a RIBA qualified Architect and a MSc, HNC MCIHT qualified Engineer. The scheme has been designed in the industry recognised and highly accurate AutoCAD format.

Through the safety audit process it is common for minor road design preferences to be expressed by the adopting authority and we are very confident that adoptable standards can be readily achieved.

Granting planning permission does not obligate the highway authority to adopt the roads and footpaths. There is a rigorous design approval process to be undertaken followed by an inspection and maintenance procedure and the applicant will need to satisfy the highway authority at each stage. The onus is very much on the applicant to both design and build the roads and footpaths in accordance with the requirements of the highway authority.

We can provide a detailed response on these matters, including tracking plans, within a couple of days. This would not prejudice the determination of the application within the statutory period.

Please can you confirm that the Inspector would accept a further response as we have only just had the chance to review the response from Essex County Council Highways.

Regards

Ed

Ed Durrant
Associate Planner

[REDACTED]
Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL

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