

S62A Applications Team
Planning Inspectorate
3rd Floor
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Leanne

Re: S62A/2024/0045 Land at Wickham Hall Estate, Bishops Stortford, Uttlesford, CM23 1JG

Further to the Hearing of today's date the Inspector requested written confirmation that the Applicant gives formal agreement to the proposed pre-commencement conditions.

The pre-commencement conditions are as follows

- Condition 3 – sample/details of materials
- Condition 6 – landscape and ecological management plan
- Condition 7 – skylark mitigation strategy
- Condition 8 – construction traffic management plan
- Condition 10 – surface water drainage scheme
- Condition 12 – soil management plan
- Condition 14 – archaeological WSI
- Condition 15 – scheme of noise assessment and mitigation
- Condition 18 – external lighting scheme
- Condition 19 – hard and soft landscaping works
- Condition 21 – scheme for site security
- Condition 22 – habitat management and monitoring plan
- Condition 23 – draft decommissioning scheme

Subject to the Inspector's consideration that some or all of those matters covered by the above conditions require approval prior to commencement, the Applicant agrees to such conditions or any variations to them by way of numbering or wording.

Draft Condition 23 was subject to discussion at the Hearing following which it is understood that there was agreement that this need not be a pre-commencement condition. It is listed here only insofar as should the Inspector subsequently decide that it should be a matter to be determined pre-commencement, the Applicant would not withhold their agreement.

Yours sincerely



Neil Osborn BA(Hons) MRTPI
Senior Director