

Section 62A Applications Team,  
The Planning Inspectorate,  
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15<sup>th</sup> November 2024

Dear Sir/ Madam,

**Re: Redetermination of Section 62A Application Ref.  
No. S62A/2023/0019 relating to the Land north of  
Roseacres, between Parsonage Road and Smiths  
Green Lane, Takeley, Essex, CM22 6NZ.**

Following the receipt of your Letter dated: 30<sup>th</sup> August 2024 and subsequent Letter dated: 25<sup>th</sup> September 2024, please find enclosed the following documents submitted in support of the redetermination of the abovementioned Section 62A ('s.62A') Application as follows:

- **Redetermination Addendum Report with Appendices A-GG – November 2024;**
- **Drawing Issue Sheet – Rev A (November 2024);**
- **Dwg. No. WH202C\_10\_P\_10.33 Rev B – Affordable Housing;**
- **Updated Ecological Appraisal by Ecology Solutions (November 2024); and,**
- **Biodiversity Net Gain Report (September 2024) and Metric 4.0 Vf.2 by Ecology Solutions.**

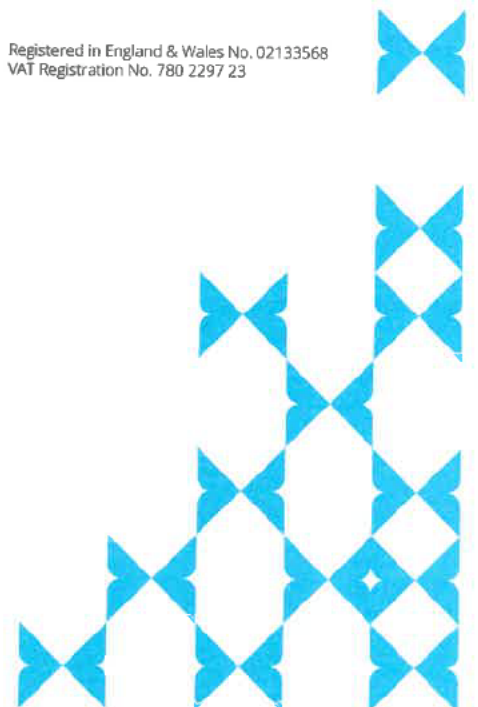
These documents comprise our further representations covering material changes in circumstance which have arisen since the original decision was issued. The Redetermination Addendum Report provides greater context to the changes in circumstances and what the implications this has had on the proposed development.

**Directors**

R.P. Weston (Chairman)  
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To note that within the intervening period the Council's Housing Need Assessment has changed which has had implications for the proposed mix of Affordable Housing dwellings proposed to be secured, as shown on the enclosed amended affordable housing plan. With this in mind, the changes to the requisite dwellings have been discussed and agreed with the Council informally. Accordingly, we propose to update and provide a further Unilateral Undertaking that can also capture any further revisions, should these be necessary, that may be raised by consultees as a result of forthcoming consultation.

In the interim we trust you have all the information you require to reconsult this s.62A application and look forward to information on the proposed timetable for redetermination. Should any matters arise that require a response from ourselves, we would be grateful to be provided with the opportunity to provide a further response.

If you require anything further from us in the interim, please do not hesitate to contact me.

Yours sincerely,



**Jarrold Spencer**  
Planner

