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10th January 2025

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.

I am writing this letter in regard to the above-mentioned Section 62A Application. This letter is accompanied with the following documents:

- **Changes to NPPF and National Policy (December 2024) – Applicant’s Response;**
- **Response to Consultation Comments Table (10th January 2025); and**
- **WH202C – Bull Field Schedule of Accommodation (January 2025).**

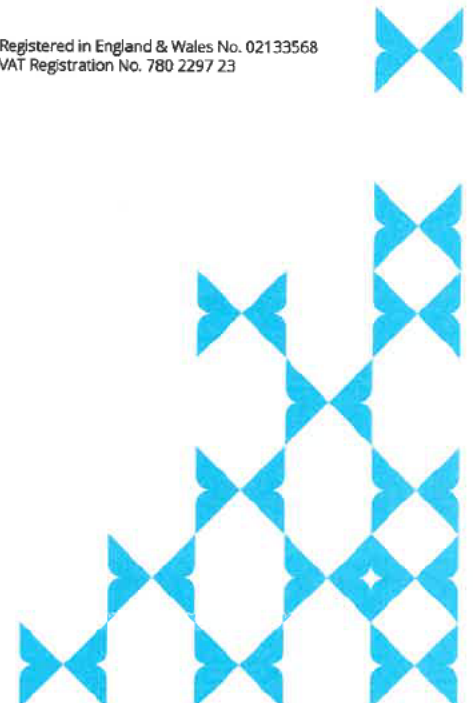
As the Inspector will be aware, further to our previous submission (dated: 15th November 2024), there have been a number of changes to the national planning policy context, not least the publication of the new National Planning Policy Framework (December 2024). Accordingly, the enclosed report entitled Changes to NPPF and National Policy (December 2024) – Applicant’s Response provides an overview of the changes most relevant to the determination of this Application.

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Furthermore, in the intervening period since our submission in November 2024, a number of consultation comments have been received. All representations are required to be made by 10th January 2025. Accordingly, the Response to Consultation Comments Table (9th January 2025) provides an overview of all consultation comments received up until and including 10th January 2025, noting any actions.

Finally, an up to date version of the Schedule of Accommodation is also enclosed with this letter which reflects the amended affordable housing distribution as set out in Dwg. No. WH202C_10_P_10.33 Rev B, which was submitted on 15th November 2024. This includes a flexible provision of First Homes, which may be delivered as shared ownership, depending upon the Council's position on the need for First Homes. This clarified the absence of first homes in favour of shared ownership housing.

We trust the submitted details are self-explanatory and assist in the determination of this application. However, if you require anything further from us in the interim, please do not hesitate to contact me.

Yours sincerely,



Jarrold Spencer
Planner

