

From: Jack Bennett [REDACTED]
Sent: 10 January 2023 13:06
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: Planning <planning@uttlesford.gov.uk>; [REDACTED]
Subject: Section 62A Planning Application: S62A/2022/0014 Land west of Thaxted Road, Saffron Walden

Hello,

Section 62A Planning Application: S62A/2022/0014 Land west of Thaxted Road, Saffron Walden

Principal Urban Design Officer, Uttlesford District Council

Please find my representation as follows:

Objection raised - awaiting clarification on points below:

1. The design code is a positive addition, but it is vital that this document is conditioned to form part of the approved information to ensure the specifications within are mandatory and not only advisory. Furthermore, the design code document has some pages which do not display properly (4 and 14) so the document needs to be re-issued so the content of these pages can be scrutinised. The design code should also contain **mandatory** points specifying that all homes must meet NDSS standards and for amenity space to be provided to all homes as per the Essex Design Guide, including all flats.
2. The quantum, type, and use of proposed open spaces requires further detail and inclusion as a **mandatory** requirement. The Fields in Trust 2020 guidance, based upon 170 homes, requires the following (as a minimum):
 - 0.6ha parks, gardens, and amenity green spaces plus 0.7ha natural and semi-natural green spaces which must be accessible and useable. Thin strips of POS should be provided to be accessible, but shouldn't count towards *useable* space, as it is not possible to kick a ball, fly a kite, exercise a dog etc in these spaces.
 - 0.65ha outdoor sports (or contribution).
 - Local Area for Play + Local Equipped Area for Play + contribution to Multi-use Games Area.

The applicant needs to confirm that all the above has been provided for in the current application and included in the approved information rather than only in advisory/illustrative documents.

SUDS cannot contribute to any of the above space or play areas unless they are designed to be fully accessible and useable. Considerations include, but are not

limited to, flood event specification (in accordance with Essex SUDS requirements), accessibility and edge gradients, overall gradient, openness and reduced requirement for fencing. If SUDS cannot be demonstrated to be accessible and useable, with the specification included in the approved information, then they cannot count towards any accessible and useable open space.

Further to this, a contribution to the maintenance of the adjacent existing POS known as the 'green mile' should be obtained, given the increased pressure the development would place on this existing facility.

3. The development should provide for a car club space, which is additional to visitor parking, and future-proofed (ductwork included) for electric charging, or provided with a charging point.

4. Plans should be provided showing the expected cut and fill for the site, to understand whether 170 homes are possible to deliver whilst working with the existing levels of the site, as far as possible. Topography is a constraint for this site and the development would need to work with existing levels as far as possible. The 'Poppy View' development on the other side of Thaxted Road is an example of development working against the existing topography with large areas of cut and fill which damages the character of the area and results in unsightly and urbanising retaining walls and graded slopes. This must not be repeated on the application site.

5. The 'potential location for additional 3 storey buildings' point shown within area of 2 storey housing is objectionable due to this being a higher area of the site and 2 storeys should be maintained in this point location.

All the best,

Jack Bennett ARB

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