

From: Katherine Wilkinson - Strategic Development Engineer [REDACTED]
Sent: 24 January 2023 10:21
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: Transport Development Admin Assistant [REDACTED]
Subject: RE: S62A/2022/0014 - Land west of Thaxted Road, Saffron Walden

Hi Mark

Thank you for your e-mail, if the application were to be approved the first 4 items highlighted below would be required as works provided by the developer through a S278 agreement, rather than a financial contribution. I put them in the Heads of Terms marked as off-site highway works as they are not within the red line of the application, it maybe that the inspector is minded to condition these works rather than have them in the S106.

In order to understand if these works are deliverable the applicant needs to provide more information as stipulated in my response dated the 19th of January. I had a meeting with the transport consultant yesterday and he is undertaking the survey work required for the cycleways, the design of the crossing and will be getting the proposed works safety audited. They are also reviewing the access arrangements. I will be able to define the works when the information is provided.

I will get back to you with the costs of the car club shortly. If you wish to discuss any of the above please let me know.

Kind regards

Katherine

Katherine Wilkinson | Strategic Development Engineer
Strategic Development



SAFER / GREENER / HEALTHIER

T: [REDACTED]
E: [REDACTED]
W: www.essex.gov.uk/highways

From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: 24 January 2023 07:19
To: Katherine Wilkinson - Strategic Development Engineer [REDACTED]
Cc: Transport Development Admin Assistant [REDACTED]; Section 62A

Applications <section62a@planninginspectorate.gov.uk>

Subject: RE: S62A/2022/0014 - Land west of Thaxted Road, Saffron Walden

CAUTION: This is an external email.

Town and Country Planning Act 1990 (Section 62A Applications)
Outline application for the erection of up to 170 dwellings with access from Thaxted Road with all other matters reserved
at
Land west of Thaxted Road, Saffron Walden

Katherine

Thank you for your email of the 18 January 2023 which provided a list of potential items for a Section (s)106 on a without prejudice basis in relation to the current application for land west of Thaxted Road, Saffron Walden.

As you may be aware the current planning application is being considered under s62A of the Town and Country Planning Act 1990 (as amended). When a Council considers a planning application it can make a recommendation 'subject to' the completion of a s106 agreement. However, under s62A the Inspector needs to issue the decision with their report. As a result if the s106 agreement is to be a material consideration in the determination of the application then PINS needs to have a completed legal agreement prior to the determination of the application.

Whilst the Inspector has yet to reach a decision on their recommendation we are writing to the Applicant and those parties that have indicated the need for a planning obligation to advise them of this requirement. Accepting that the information provided in your email of the 18 January 2023 is on a without prejudice basis and the subsequent in principle objection to the scheme from ECC (Highways), there are a number of requests (see table below) where the detail/ contribution you are seeking is currently undefined. Should the Applicant choose to progress with a legal agreement so that it can be a material consideration the Inspector would be most grateful if you could provide the relevant level of detail to ensure that, should consent be granted, the scheme would be appropriately mitigated.

Please provide this information within 14 days of the date of this email.

I look forward to hearing from you.

Obligation	Amount
Highways Contribution	Enhancements to existing bust stops at Tukes Way on Winstanly Road and the Glebe and its partner stop – amount undefined
	Provision of a Pegasus Crossing (or similar) on Thaxted Road including a commuted sum for on-going maintenance – amount undefined
	Changes to the speed limit on Thaxted Road – cost of Traffic Regulation Order and relevant highways works – amount undefined
	Works to enable the shared use of footway by cyclists and pedestrians on Peaslands Road and Thaxted Road, relevant signage and links to existing residential development – amount undefined

Residential travel plan to include a travel plan co-ordinator; travel pack; sustainable travel voucher of £100 per dwelling (pd); annual membership of car club and 10 hours of driving time pd; one off payment to support a car club car; provision of 2 car club electric vehicle parking spaces plus charging – cost to be confirmed
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Kind Regards

Mark Boulton
Operations Manager – Plans, Inquiries and Costs

The Planning Inspectorate
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