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Customer Services: 0303 444 5000
e-mail: section62a@planninginspectorate.gov.uk

Woolf Bond Planning LLP

Your Ref:

Our Ref: S62A/2022/0014

Attachment(s): None.

Date: 6 December 2022

Dear Sir

Town and Country Planning Act 1990 (Section 62A Applications)
The erection of up to 170 dwellings, associated landscaping and open space
with access from Thaxted Road
at
Land west of Thaxted Road, Saffron Walden

We have examined your application form and the accompanying plans and documents.

We have the following observations in respect of local and national validation requirements. Please can you provide your comments and the requested information.

1. This is an outline application with all matters reserved except for access. However, that is not clear from the description used on the application form. We would therefore suggest the following alternative description: "Outline application for the erection of up to 170 dwellings with access from Thaxted Road with all other matters reserved". Can you confirm that you are happy for us to amend the description?
2. The Application form as currently submitted only provides postal details for the applicant and agent. Can you please provide either a contact telephone number and/ or email address that we can use should we need to contact them. In addition can you clarify the situation regarding access for a site visit, it is not clear from the application form whether the site can be viewed from the public domain or whether access would need to be arranged and we do not currently have the contact details of who we would need to arrange this with.
3. The application is for means of access but the only plan showing this is currently contained within Appendix 4 of the transport assessment. Please can this be resubmitted as a standalone plan so that it is easily accessible for third parties to view when they are consulted on the proposals.
4. Pre-application advice provided by the LPA (Appendix A of Planning Statement)

refers to the application site lying within the setting of a Grade II listed building known as 'the granary'. Having checked Historic England's list we think this must be 'Barn at Herberts Farm, Debden Road'

[REDACTED]
[REDACTED] Please can you confirm if it is the barn. If it is then the submitted heritage statement covers this – if it is another building then it is not covered by the heritage statement. Please can we have the applicant's comments on this.

5. Thank you for providing a redacted version of the Ecological Assessment in line with the local validation requirements.

Please can you respond to the above points by 12 December 2022

You should shortly be receiving an invoice for the application fee. The application will be valid once the fee has been received.

A copy of this letter has been sent to the relevant local planning authority.

Please do not hesitate to contact me if you require any further information. Contact details can be found at the top of this letter.

Yours sincerely,

Mark Boulton

Inquiries and Major Casework Team