

## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
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The Planning Inspectorate  
Room 3/J Kite Wing,  
Temple Quay House,  
2 The Square,  
Temple Quay,  
Bristol,  
BS1 6PN

17<sup>th</sup> January 2023

Your ref: S62A/2022/0014

Our ref: UTT/22/3258/PINS

Please ask for Mr Chris Tyler on [REDACTED]  
email: [REDACTED]

Dear Major Case Work Team,

### **Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended).**

**Consultation on S62A/2022/0014- Outline application with all matters reserved except for access for up to 170 dwellings, associated landscaping and open space with access from Thaxted Road.**

### **Land to the West of Thaxted Road, Saffron Walden, Essex**

Thank you for your letter of 8<sup>th</sup> December 2022 advising of your receipt of a valid planning application for the development outlined above. The Council, as Local Planning Authority considered a report in relation to this submission at their Planning Committee on 11<sup>th</sup> January 2023. The report is attached for information.

Given the unique nature of this application process, the Planning Committee requested that the report provided an overview analysis of the proposed scheme; with the limited information that was available to the Planning Service at the time. In this regard, the Planning Service was asked to provide their views on the indicative benefits, adverse and neutral impacts of the scheme in order to assist the Planning Committee with their consideration of this application.

In addition to the comments with highlighted within the report the Planning Committee wish to add the following:

- No objections to the principle of development on this edge of town location, however the proposal will result in landscape impact.
- However, some concerns over this level of density on this “gateway site”
- Concerns over lack direct footpath/cycle path linkages to facilities within the town, the paths within the site more recreational circular than active linkages. Await Local Highways comments on public transport and active travel.

- The 170 dwellings would be served by a single access onto Thaxted Road resulting in a significant level of vehicular movement through one access point.
- Any proposal in terms of the quantum and quality of public open space would need to accord with Policy SW17 of the Saffron Walden Neighbourhood Plan. The current objections from the Council's Urban Design officer should be noted (see below).
- Needed to ensure that appropriate infrastructure was sought in terms of education and health in line with responses from the appropriate consultees.
- Need to ensure that the affordable housing provision (40%) is appropriately clustered in small parcels on the site (secured through S106).
- Although holding objections the PINS is asked to note the current objections of the LLFA and Place Services (Ecology) regarding skylarks.
- Lack of Health and Education Infrastructure.
- Lack of public transport.
- The size/ type of the housing would not meet the local housing needs.
- Location of Affordable Housing – being clustered and not compliant with the Saffron Walden Neighbourhood Plan Policy SW2.
- The additional vehicular movements caused by the development will contribute to emissions and air quality harm. Although the site is not within a designated Air Quality Management area it is in a close proximity to Saffron Walden Air Quality Monitoring Area and due consideration should be made to this (map attached).
- The Planning Inspector should be made aware of the current 5 year housing supply (attached).

### **Urban Design Comments:**

The Council are now in receipt of Uttlesford District Council's urban design officer's comments in which a full copy is attached for the Inspector's information. The Council request that the comments provided by the Urban Designer are taken into full consideration by the Inspector as part of the planning merits of the application. In summary the Urban Design Officer has concluded that:

- Pages 4 and 14 are missing from the Design Code, these need to be provided.
- The SUDS areas should not contribute to public open space, unless fully accessible and usable.
- A car club, visitor parking and future proofing the development for electric vehicle charging.
- The quantum, type and use of the proposed open spaces require further details should be provided.



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- Topography is a constraint for this site and the development would need to work with existing levels as far as possible.
- 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.

### **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.

### **Saffron Walden Neighbourhood Plan:**

In respect to the Saffron Walden Neighbourhood Plan, it was recommended by officers at the Planning Committee that due consideration should be made to the following Saffron Walden Neighbourhood Plan Policies:

- SW2- Affordable Housing
- SW15- Vehicular Transport
- SW12- Promoting Walking and Cycling
- SW16- Playing Field and Sport Halls
- SW17- Open Space for Informal Recreation

The Council requests that the Inspector provides weight to the relevant policies contained within Saffron Walden Neighbourhood Plan as set out in the committee report and above.

### **Consultation Documentation**

The following documentation is provided as part of the Uttlesford District Council's consultation response in which should form part of the Inspectors assessment of the proposals.

- Officers Committee Report
- Uttlesford District Council's Urban Design Officer Comments
- Map of Saffron Walden Air Quality Management Area
- Draft Minutes of Planning Committee (11<sup>th</sup> January 2023)
- UDC 5 Year Housing supply Statement

## Heads of Terms

The following has been prepared by the LPA without prejudice basis and sets out the draft Heads of Terms within the required S106 Agreement to be subsequently prepared in support of this outline planning application for the erection of up to 170 dwellings, associated landscaping and open space, with access from Thaxted Road.

The below draft heads of terms give an indication as to the likely matters to be secured through the subsequent Legal Agreement:

1	Affordable Housing	40% requirement, this amounts to 68 affordable housing units. The tenure split of the affordable housing provision needs to be 70% for affordable rent, 25% for First Homes and 5% for shared ownership.  The First Homes provision will need to be delivered at or below a price cap of £250,000 after a 30% developer contribution has been applied.
2	NHS Contribution	Health care provision to be provided as per outstanding consultation.
3	Education Contribution	Education contribution provision to be provided as per outstanding consultation.
4	Library Contributions	To be provided as per outstanding consultation.
5	Highways Works	To be provided as per outstanding consultation.
6	Travel Plan	To formulate and submit to the ECC for approval a Travel Plan prior to first occupation of a Housing Unit.
7	Car Club	To formulate and submit to the LPA for approval a Car Club prior to first occupation of a Housing Unit.
8	Provision of Public Open Space	As per the proposed development, provision of Public open space prior to an agreed % of the first occupied dwellings.
9	Ongoing maintenance of Public Open Space	Provision of future management of the public open space including transfer details/ terms.
10	Provision Green Orbital through the site.	Provided and maintained as per the submitted proposal.
11	Payment of Council's legal costs	To be agreed.
12	Payment of Council's Monitoring fee	To be agreed.



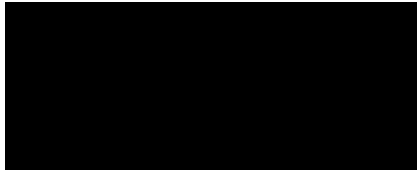
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### **Summary:**

Summary: Taking into the above comments the Council as Local Planning Authority  
**Objects** to the above mentioned development.

Yours Sincerely



Dean Hermitage, MA Mgeog, MRTPI  
Director of Planning