

**From:** Section 62A Applications <section62a@planninginspectorate.gov.uk>

**Sent:** 25 January 2023 16:35

**To:** [REDACTED]

**Cc:** Section 62A Applications <section62a@planninginspectorate.gov.uk>

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

**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**

Steven

The appointed person has now had the opportunity to review the application documents and the consultation responses that have been received. In order to expedite determination of the application where we have received a reply that raised issues that needed time for you to respond or to liaise direct with other parties these have already been forwarded on to you.

The purpose of this message is to alert you to any other matters/ issues where you may wish to consider providing clarification/ additional information or amended plans to enable the appointed person in determining the application.

1. A local resident has queried whether the proposed shared footway/cycleway that is shown on plan 3118 A 1205 PL rev A would join up to the Glebe directly over a number of parking bays which are in the ownership of residents of the Glebe. Could you confirm if this is correct and how this connection would be achieved given the land is not in your ownership.
2. The Council have highlighted that the proposal would require a public right of way to be diverted. Could you please confirm if this is correct; whether this would need to be a temporary or permanent diversion; a plan showing the route of the existing right of way and an indicative plan showing the proposed diversion to demonstrate that it would be achievable.
3. Saffron Walden Town Council have submitted a detailed objection to the proposal, are you proposing to respond?
4. The Council have indicated they have concerns with regards to the quantum of open space being provided at the site. In particular whether the space would be useable or whether it would form part of a SuD. Whilst acknowledging that the application is in outline with all matters reserved except access, can you confirm that sufficient useable open space would be provided on site to comply with policy and indicate how you consider that this would be best secured.
5. The Council have raised a concern that pages 4 and 14 of the Design Code appear to be missing. Can you confirm if this is correct and if it is provide the relevant pages.

Please be aware that these are interim comments and are provided on a without prejudice basis as the appointed person has yet to fully consider the application.

Please can you confirm, by **1 February**, whether you wish to seek to address the above. If you do wish to do so please can any further submissions be made by **15 February**.

Kind Regards

Mark Boulton  
Operations Manager – Plans, Inquiries and Costs

The Planning Inspectorate  
3<sup>rd</sup> Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Telephone: [REDACTED]

<https://www.gov.uk/government/organisations/planning-inspectorate>

Twitter: @PINSgov

Email: [REDACTED]