

From: Georgia Arnold [REDACTED]
Sent: 04 May 2023 13:35
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/2022/0014 - Land west of Thaxted Road, Saffron Walden

To Whom it May Concern

Thank you again for giving me the time to speak at the hearing last week on behalf of Saffron Walden Town Council, this email responds to the queries raised at the hearing, as requested in your below email. The SWTC response is set out in red.

- The Council to provide details of the number of units that have been consented for Poppy View.*
150 houses (UTT/18/0824/OP)
Notably behind this development is 100 dwellings (UTT/17/2832/OP) and 200 dwellings UTT/13/3467/OP.
- Saffron Walden Town Council (SWTC) to provide an electronic copy of their comments that were handed in, in hard copy at the Hearing and these to be published electronically on the Planning Inspectorates Website*
Attached
- Council and Applicant to review the draft schedule of Conditions and to review them to reflect the points raised during the discussions on this agenda item*
UDC/Applicant to action
- Council to write to the Health Authority to see if they can elicit any further information regarding the need/ amount required for the proposed s106 Healthcare contribution.*
UDC to action
- Inspector** to provide a form of wording to support the Council's request (see below).
- SWTC to provide further detail on the justification and amount of contribution and how it would be calculated they would be seeking to cover any increase in maintenance costs for the Green Mile that would arise from increased usage of this area of public open space as a result of the proposed development. Comments to be provided by 5 May.*

The Green Mile public open space (being the green open field only) is owned by Uttlesford District Council and leased to Saffron Walden Town Council on a 99-year lease expiring in 2107, a copy of which can be provided if required.

SWTC manage and maintain this piece of land at its own cost. UDC does not pay SWTC to manage the land, it is the sole responsibility of SWTC.

SWTC manage the green mile on a fortnightly basis and each grass cutting takes five hours of operational time, costing on average £300 per month, being £3,600 per annum.

This excludes regular litter picking, hedgerow cutting and ad hoc remedial works when required, costing £2,400 per annum at roughly 6 hours a month.

Maintenance is therefore £6,000 per annum.

Public open space contributions are typically for 15-year periods (reiterated in the UDC SPD Developer Contributions Document paragraph 4.41) and SWTC is seeking a contribution of £30,000 (this being £2,000 annually for 15 years, being an additional third of the running cost).

This request is reiterated in the UDC Urban Design Officer comments made in the March submissions. SWTC believes this request meets the NPPF tests set out in paragraph 57:

- a) *necessary to make the development acceptable in planning terms;*
The usage of the green mile will significantly increase with the additional pressure from 170 families and the loss of the current open countryside
- b) *directly related to the development;*
The green mile is directly adjacent to the application site
- c) *fairly and reasonably related in scale and kind to the development.*
The monetary request is for the additional works which will be required with the increased usage.

(This is not to be confused with the additional public open space maintenance contribution for the POS within the application site, in which a figure has not yet been provided (at time of writing) in the most recent draft S106. As previously stated within our responses, the POS within the development should firstly be offered to SWTC to relieve residents of a management charge.)

In addition, as raised at the hearing by a member of the public (Jane Gray) a monetary maintenance contribution should be provided for the Skate Park. The skate park is managed and funded by the Town Council and costs on average £12,000 to run annually, this includes electricity, water, CCTV maintenance, staffing, remedial works and regular litter picking. SWTC is seeking £60,000, (this being £4,000 for 15 years, being an additional third of the running costs).

7. Council (UDC) to confirm whether it considers a contribution to the maintenance of the Green Mile would be required in light of the request from SWTC and the comments of the Council's Urban Design Officer. Comments to be provided by 5 May
8. A completed S106 agreement to be submitted by 19 May 2023 and in any event no later than 26 May 2023 if it is to be a material consideration in the determination of the application

Whilst writing, to confirm SWTC object to the proposed cycle and footway paths proposed to be installed across the Green Mile because it would be a detrimental loss of open space as set out in its response dated 27 April 2023.

Should you require any additional clarification please do not hesitate to contact me.

Kind Regards



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