

## Action Points

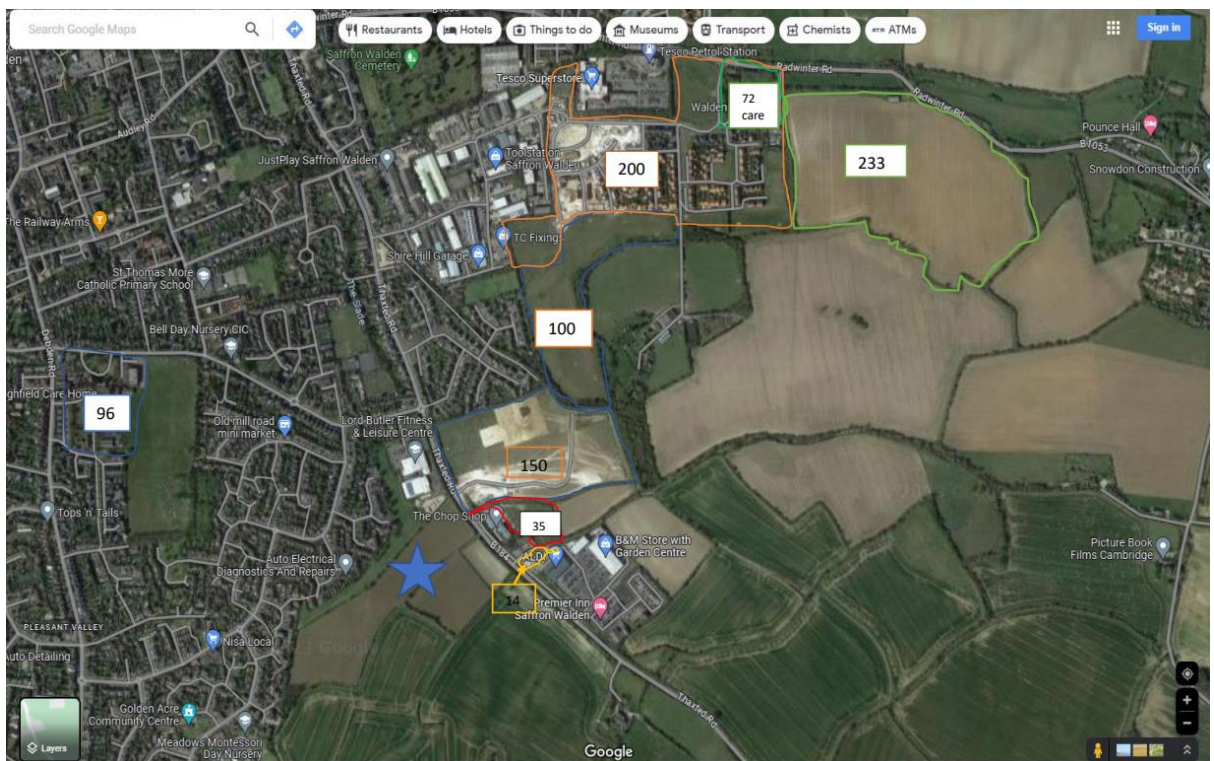
**Site:** Land west of Thaxted Road, Saffron Walden

**Proposal:** Outline application for the erection of up to 170 dwelling with access from Thaxted Road with all other matters reserved

1. The Council to provide details of the number of units that have been consented for Poppy View.

As per the below extract for the Inspectors benefit, Uttlesford District Council can confirm that a total of **886** residential units have planning consent in the surrounding area which are currently under construction, nearing completion, or waiting to commence works.

The area to the east of the application site commonly known as 'Poppy Fields' involves three different developments with a Spine Road extending through the sites linking Radwinter Road to Thaxted Road. These sites have a combine total of **450** residential units.



2. 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

No action required by Uttlesford District Council.

3. 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.

Uttlesford District Council and the Applicant are meeting Friday 5<sup>th</sup> May 2023 to review and discuss the Conditions as per the comments in the Hearing. It is anticipated that without prejudice to the final decision, a revised suggested list of conditions would be provided to the Inspectorate early next week for the Inspectors consideration.

4. 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.

Uttlesford District Council wrote to the Health Authority on Tuesday 2<sup>nd</sup> May 2023 and copied in PINs to the email using the wording provided by the Inspectorate. The Council received confirmation from the Health Authority on Wednesday 3<sup>rd</sup> May 2023 confirming that they have received the email and acknowledged that they intend to provide PINs a formal consultation response by Friday 5<sup>th</sup> May 2023.

5. Inspector to provide a form of wording to support the Council's request (see below).

As confirmed above, Uttlesford District Council wrote to the Health Authority using the wording provided by the Inspectorate.

6. 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.

No action required by Uttlesford District Council.

7. Council 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.

At the time of the Council's Urban Design Officer providing their initial comments, it was reasonably assumed that the pedestrian/cycle links would form part of the development and secured by S106a. Hence the Urban Design Officers response was that due to the increase pressure of future occupiers utilising these links and POS, a contribution towards their upkeep and maintenance should be obtained.

Saffron Walden Town Council have confirmed that they object to the pedestrian/cycling links over the POS.

Further clarification was sought from both the Council's Urban Design and Landscape Officers who both confirmed that if the pedestrian/cycle links do

not come forward as part of the proposals, then it would be unreasonably or necessary to seek a financial obligation from the Applicant for the maintenance of the adjacent POS.

The Council thereby confirm that they will not be seeking a financial contribution for the maintenance of the adjoining POS commonly referred to as the 'Green Mile'.

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.

The Applicant, Essex County Council and the District Council are working closely with one another to ensure that a completed S106 agreement is to be submitted by the 19<sup>th</sup> May 2023.