

31<sup>st</sup> May 2023

**PJB Planning**  
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Leanne Palmer  
Section 62A Applications Team  
The Planning Inspectorate  
3<sup>rd</sup> Floor  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol, BS1 6PN

Dear Ms Palmer,

**Land east of Pines Hill, Stansted Mountfitchet, CM24 8EY (reference S62A/2023/018)**

**Outline planning application submitted under Section 62A of the Town and Country Planning Act 1990**

**The development of up to 31 No. residential dwellings with all matters reserved for subsequent approval, except for vehicular access from Pines Hill which is submitted in detail.**

I am writing to you in advance of the expiry date by when representations must be made by 1<sup>st</sup> June 2023.

### **Affordable Housing**

We have been liaising with Uttlesford District Council in relation to completing the S106 planning obligation, which we will submit to the inspector within the agreed timescales set out within the Regulations.

The District Council's Housing Strategy Enabling Development Officer has confirmed in their response to the application that the proposed level of affordable housing proposed (52%) exceeds the 40% policy requirement and will assist towards meeting identified local housing

need. Whilst this representation from Housing Strategy Enabling Development Officer provides support for the application, during the S106 discussions with the District Council, the authority has requested a change to the tenure mix of the affordable housing to reflect the Council's current First Homes guideline: 25% First Homes, 70% Affordable Rent, and 5% Shared Ownership.

The attached amended illustrative layout plan and indicative accommodation schedule shows the following amended tenure mix:

4 No. First Homes (25%)  
11 No. Affordable Rent (69%)  
1 No. Shared Ownership (6%)

It is considered that this tenure mix falls in line with the Council's delivery requirements of First Homes and provides an acceptable mix of Affordable Rent and Shared Ownership.

The amended illustrative plan also shows how the affordable houses, including the first homes have been clustered in groups of no more than 8 units, and the identified First Homes are in groups of no more than 4 No. First Homes units. This is in line with the Council's requests through the S106 negotiations. It should also be borne in mind that the submission is in outline, and that final details of the clustering of affordable housing will be considered through the submission and approval of reserved matters.

Please can you therefore accept receipt of the attached illustrative plan SK21 rev A and accommodation schedule as amendments to the application.

Uttlesford District Council through the S106 negotiations have also highlighted that 5% of the affordable housing units to be provided as "Wheelchair Accessible Units" (i.e. designed to meet the requirements of Part M, Category 3 (Wheelchair user dwellings) M4(3)(2)(B) of Schedule 1 (paragraph 1) of the Building Regulations 2010 (as amended). 5% amounts to the provision of 1 No. of the affordable homes. Whilst the application is in outline, this requirement as set out by the S106 will be complied with through the submission and approval of reserved matters.

### **Third Party Representations**

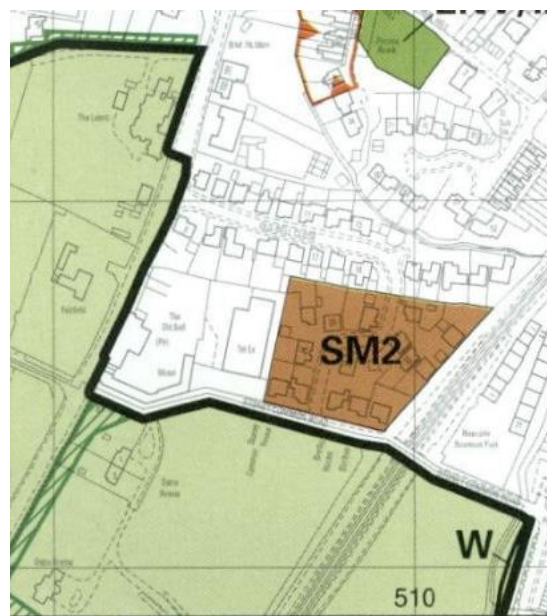
A number of third party representations have been received in relation to the application. Whilst the comments from these third parties are noted, the majority of the comments have been addressed through the planning application submission.

In relation to the comments raised by Raymond Woodcock in relation to highway impacts, please find attached a response from the applicant's highway engineer consultant. Please can the points raised by the applicant's consultant be taken into account when referring to the comments made by this third party.

The representation made by Duncan Sturrock refers to there being “multiple Tree Preservation Orders and Statutory Designations” within the application site. However, the Arboricultural Impact Assessment Report submitted with the application confirms that there are no TPOs on the application site. This is also confirmed by the District Council’s constraints map held on their website at:



Whilst there are no TPOs or statutory designations on the application site protecting trees, it should be noted that the Council’s Adopted Local Plan Proposals Map does show a narrow band of land along its western boundary of the application site that is designated as “Important Woodland” (hatched in green), as shown by the Proposal Map extract below:



The Inset Map for Stansted Mountfitchet (Central) can also be found by this weblink on page 47:

<https://www.uttlesford.gov.uk/media/1046/Uttlesford-Local-Plan-2005-inset-maps/pdf/local-plan-2005-inset-maps-colour.pdf?m=638175041935830000>

This Local Plan designation is covered by Adopted Local Plan Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation. This policy seeks to preserve the natural environment unless the need for development outweighs the importance of the given features, and that mitigation measures are provided which would compensate for any harm.

In the case of the application at Pines Hill the scheme has been designed to take into account the Important Woodland designation. Whilst the proposed new vehicular access will result in the loss of some of the trees from this designated land along the western boundary of the site, the proposed houses at the western entrance of the site fronting Pines

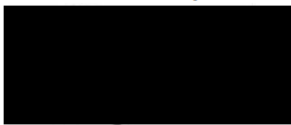
Hill have been set back to reduce the impact on trees along the western edge of the application site. The proposed vehicular access from Pines Hill (as shown by drawing numbered 2020-4056-009) has also been designed with a retaining wall along the side of the access ensuring that ground works to the side of the access road are kept to a minimum, retaining as many trees as possible along the frontage of the site. The trees to be retained along the western boundary of the application site are shown within the Arboricultural Impact Assessment Report submitted with the application and drawing number SHA 1306 TPP2 included in Appendix 3 of the Report.

Based on the need to provide the vehicular access into the application site from Pines Hill, along with the replanting of new trees and landscaping within the application site (to be submitted as part of the reserved matters) and proposed on-site and off-site biodiversity compensation (and net gain), it is considered in these circumstances Policy ENV8 of the Adopted Local Plan is complied with.

Please can you confirm receipt of this further representation and that the response to comments made about the planning application at Pines Hill will be taken into account in determining the application.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,



**Peter Biggs BSc (Hons) DIP TP MRTPI**

**Director**

**PJB Planning**

