

## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
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Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

The Planning Inspectorate  
Room 3/J Kite Wing,  
Temple Quay House,  
2 The Square,  
Temple Quay,  
Bristol,  
BS1 6PN

9<sup>th</sup> June 2023

Your ref: S62A/2023/0018

Our ref: UTT/23/0966/PINS

Please ask for 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/2023/0018 - Up to 31 no residential dwellings with all matters reserved for subsequent approval, except for vehicular access from Pines Hill.**

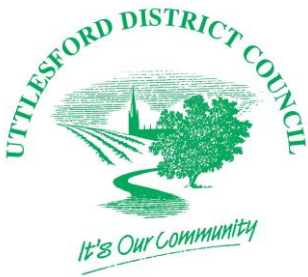
### **Land East of Pines Hill, Stansted**

Thank you for your letter of 27<sup>th</sup> April 2023 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 7th June 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 highlighted within the report, the Planning Committee wish to add the following:

- While the proposal scheme does provide planning benefits, the development does not constitute very special circumstances as set out in paragraph 147 of the NPPF.
- The proposal will result in an urbanising effect of the open character of the site, in conflict with the aims of Local Plan Policy S6 and paragraph 138 of the NPPF.



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### **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.

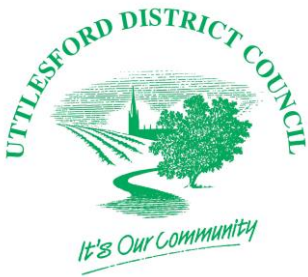
- Officers Committee Report
- Committee Late List
- Minutes of the Planning committee Meeting 7th June 2023 (to follow)
- Applicant Rebuttal Letter ( 2<sup>nd</sup> June 2023)

### **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.

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 16 affordable housing units. The tenure includes the following:<br><br>4 No. First Homes<br><ul style="list-style-type: none"> <li>• 11 No. Affordable Rent</li> <li>• 1 No. Shared Ownership</li> </ul> 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 | Sports Contributions    | Outdoor Playing Pitch Contribution and the Indoor Sport Contribution   |
| 3 | Self-Build Dwellings    | 4 self-build unit to be provided   |
| 4 | Education Contributions | Education contribution provision to be provided as per outstanding consultation.   |
| 5 | Library Contributions   | Library contribution provision to be provided as per outstanding consultation.   |
| 6 | Employment Strategy     | A written strategy to facilitate employment and training of Local People within the Development.   |



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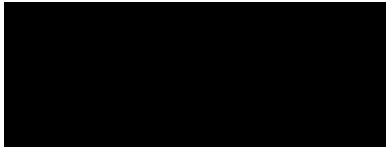
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|   |  |              |
|---|--|--------------|
| 7 | Payment of Council's S106 Monitoring Fee | To be agreed |
| 8 | Payment of Council's legal costs         | To be agreed |

### **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