

From: Nigel Brown [REDACTED]
Sent: 29 November 2023 08:53
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: Planning <planning@uttlesford.gov.uk>; Avgerinos Vlachos [REDACTED] Peter Lock [REDACTED]
Subject: FW: [External] RE: S62A/2023/0023 Eastfield Stables, May Walk, Elsenham Road, Stansted, Essex,
Importance: High

Dear Leanne

In response to your email of Friday (please note we would usually appreciate more than three working days to respond to these matters).

- Please find attached the latest 5-year housing land supply position (5YHLS) – this document was approved for publication by the council’s Cabinet on 16 October 2023 (see second attachment).
- In light of the latest response from the LLFA (dated 22 November 2023), raising no objections subject to conditions to the proposed development, the Council would like to omit the recommended reason for refusal no. 3 in section 15 of the Officer’s Committee Report. We would also request that the relevant section H of the Officer’s Committee Report (paragraphs 13.10.1 – 13.10.5) should not be taken into account in light of the new response from the LLFA.
- The Council’s response on this matter is dependent upon the appropriateness of the £140K contribution. Should this fall short of the Council’s aspirations the Council will be of the view that independent viability advice is required to be sought. This should either be funded by the applicant or the Planning Authority (i.e. PINS). We are happy to approach the applicant’s agent to secure his agreement to fund this work, should it be necessary.
- Regrading the proposed financial contribution of £140K we will seek the views on the Council’s Housing Enabling Officer.

We will update you on our view of the appropriateness of the £140K contribution and need for an independent assessment of the FVA within the next ten day. We will progress the S106, without prejudice, parallel to the determination of the planning application.

Kind regards

Nigel

Nigel Brown MRTPI
Head of Development Management & Enforcement

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

T [REDACTED]

[REDACTED]

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

Sent: 27 November 2023 09:45

To: Planning <planning@uttlesford.gov.uk>

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

Subject: [External] RE: S62A/2023/0023 Eastfield Stables, May Walk, Elsenham Road, Stansted, Essex,

Importance: High

Good morning Lynn

Please can the Council provide the following information by 29 November 2023;

- All documents that demonstrate the Council's current 5-year Housing Land Supply position, including its October 2023 published figure.
- The Council's response to the LLFA's final comments where it has made no objection to the proposal based on the additional information provided by the Applicant,
- The Council's response to the Appellant's submitted Financial Appraisal
- Calculate the sum required that would deliver a 40% off-site affordable housing provision.

Kind regards

Leanne