



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/8364

Email: [REDACTED]

5th December 2023

Section 62A Applications
The Planning Inspectorate
Major Casework Team
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Email to: section62a@planninginspectorate.gov.uk

Dear Sir/Madam,

OUTLINE PLANNING APPLICATION

LAND NORTH OF THAXTED ROAD, SAFFRON WALDEN (Uttlesford District Council)

ERECTION OF UP TO 55 DWELLINGS, ASSOCIATED LANDSCAPING AND OPEN SPACE WITH ACCESS FROM THAXTED ROAD VIA KNIGHT PARK.

General

On behalf of our client, Kier Ventures Ltd, please find enclosed an outline planning application proposing development of the Site as per the above description.

The Application Site is shown edged red on the accompanying Site Location Plan No. 3119-A-1202-PR-D and extends to approximately 4.3ha.

Only the principle of developing the Site for up to 55 dwellings, together with the means of access are to be determined as part of this outline application.

Appearance, landscaping, layout and scale are reserved for subsequent determination.

The application is submitted under S62A of the Town and Country Planning Act 1990 which allows for applications to be made directly to the Secretary of State where a local authority has been designated. Uttlesford District Council was designated for major applications in February 2022.

Submission of the application has been informed by the pre-application process undertaken with the LPA (Ref: UTT/23/2567/PA).

Application Content

The outline planning application comprises the following plans and particulars:

- Application Form
- Planning and Affordable Housing Statement (Woolf Bond Planning)
- Draft Heads of Terms (Woolf Bond Planning)
- Design and Access Statement (Omega Architects)
- Design Code (Omega Architects)

- Application Plans¹:
 - (i) Site Location Plan No. 3119-A-1202-PR-D
 - (ii) Proposed Access Drawing No. 23075/001 (Appendix 3 to the Transport Statement)
 - (iii) Sketch Layout Plan No. 3119-C-1005-SK-J
 - (iv) Framework Plan No. 3119-A-1004-PR-D
 - (v) Land Use Plan No. 3119-A-1201-PR-E
 - (vi) Access Plan No. 3119-A-1202-PR-D
 - (vii) Building Heights Plan No. 3119-A-1203-PR-D
 - (viii) Density Plan No. 3119-A-1204-PR-D
 - (ix) Green Infrastructure Plan No. 3119-A-1205-PR-C

- Statement of Community Involvement (Forty Shillings)
- Energy and Sustainability Statement (Love Design Studio)
- Transport Statement (Milestone)
- Travel Plan (Milestone)
- Flood Risk Assessment and Drainage Strategy (Rolton Group)
- Utilities Statement (Rolton Group)
- Ground Conditions (Rolton Group)
- Ecological Assessment (Tyler Grange)
- Essex Biodiversity Validation Checklist (Tyler Grange)
- Biodiversity Net Gain (Tyler Grange)
- Landscape and Visual Impact Assessment (FPCR)
- Noise Impact Assessment (Cass Allen)
- Air Quality Assessment (Cass Allen)
- Odour Assessment (Cass Allen)
- Archaeology and Heritage Statement (BSA Heritage)
- Tree Survey and Report (AIA, AMS, TPP, TCP) (Tyler Grange)
- Agricultural Land Quality (RPS)
- Site Waste Management Plan (Tetra Tech)
- Minerals Assessment (Tetra Tech)
- Waste Assessment (Tetra Tech)

¹ Plans (i) and (ii) comprise the application plans for the purpose of determining the application. Plans (iii) to (ix) are submitted for illustrative purposes only.

Planning permission is sought for the principle of the proposed residential use and the means of access. As such, the plans to be 'approved' as part of the application comprise Site Location Plan (3119-A-1202-PR-D) and Access Plan 20375/001 at Appendix 3 to the Transport Statement.

The requisite planning application fee in the sum of **£13,916.00** needs to be paid in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations). In accordance with the provisions at paragraph 3.4.4 of the Procedural Guidance for Section 62A Authorities in Special Measures (Oct 2022), arrangements for payment of the fee should be sent to [REDACTED]

We would be obliged if you would register the application as soon as possible and, in the meantime, please confirm its receipt.

We look forward to discussing the application with the Case Officer in due course.

If there are any queries, please do not hesitate to contact the writer.

Yours faithfully,

Woolf Bond Planning LLP

Steven Brown BSc Hons DipTP MRTPI
for Woolf Bond Planning LLP (Kier Ventures Ltd).

Enc.