

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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The Planning Inspectorate
Room 3/J Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

9th January 2024

Your ref: S62A/2023/0025

Our ref: UTT/23/2616/PINS

Please ask for Chris Tyler [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/2023/0025 - Outline planning application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.

Land To The North Of Eldridge Close, Clavering

Thank you for your letter of the 21st December 2023 in regard to the above application and requested further information.

Landscape Officer's Representations

I note this was forwarded to the Major Case Work Team on the 21st December 2023.

Revised National Planning Policy Framework

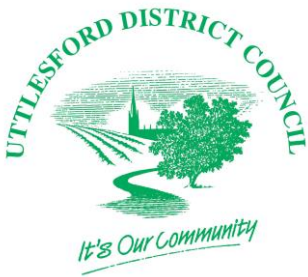
The revised National Planning Policy Framework, came into force on 19 December 2023. The Inspector invites you to consider whether the revised Framework has relevance to your case.

Although the relevant paragraphs of the NPPF stated within the Council's Committee Report and consultation response letter have now been altered, it is not considered the revisions change the assessment of the case.

Housing Delivery Test (HDT)

The Government published updated HDT figures on 19 December 2023. Could the Council please provide any representations in relation to this matter?

The Government published the latest 'Housing Delivery Test' ('HDT') results for 2022 alongside a revised National Planning Policy Framework ('NPPF') (Dec 2023). The revised NPPF (Dec 2023) changes the operation and calculation of housing land supply.



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The implications of this for the Council's housing land supply position include:

The Council's October 2023 published land supply figure is 5.14 years, however cannot demonstrate the necessary 20% buffer (paragraph 77 of the NPPF). In line with the presumption in favour of sustainable development set out in the NPPF - paragraph 11 (d) (ii).

Paragraph 14.18.1 of the council's committee report advised the Council's October 2023 published land supply figure is 5.14 years and does include the necessary 5% buffer. That being said the Council's Development Plan cannot be viewed as being fully up to date, as such NPPF paragraph 11(d) of the National Planning Policy Framework (NPPF) was still engaged in terms of the balancing exercise.

Although now the Council cannot demonstrate the necessary 20% buffer (paragraph 77 of the NPPF), the tilted balance was still applied during the Council's assessment of the proposal and when providing their consultation response due to the Development Plan cannot be viewed as being fully up to date, as such the tilted balance was engaged.

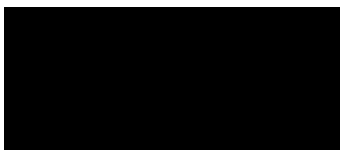
A completed (signed and dated) S106 is required in advance of the hearing. Please can this be submitted by 24 January 2024.

I note the S106 agreement is currently being completed by both parties and will be provided when finalised.

Summary

Taking into the above comments the Council as Local Planning Authority still **objects** to the above mentioned development, as our letter sent dated 15th December 2023.

Yours Sincerely



Dean Hermitage, MA Mgeog, MRTPI
Director of Planning