

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
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Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

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

11th January 2024

Your ref: S62A/2023/0028

Our ref: UTT/23/2810/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/2023/0028 Outline application for construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access.

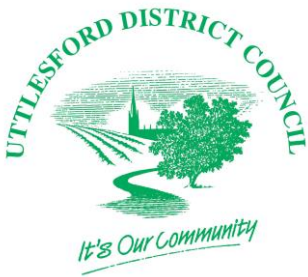
Land To West Of Chelmsford Road, Hartford End, Felsted

Thank you for your letter of 7th December 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 10th January 2024. 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:

- The introduction of a sizable residential development to an area of open countryside. This would appear out of character with the open rural site and pattern of development, this will be therefore harmful to the rural character of the immediate and surrounding area. The proposal would not be appropriate for this rural location and would be contrary to Uttlesford Local Plan Policies (adopted 2005) S7, GEN2, Neighbourhood plan policies FEL/CW1, FEL/HN5, FEL/CH4 and Paragraph 180(b) of the NPPF.



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- The 2023 NPPF has changed the 2 year limit on the full weight of Neighbourhood Plans to 5 years, and so the Felsted Neighbourhood Plan, made February 2020, and which still carries full weight.
- The proposals by reason of its inappropriate size and scale would amount to the significant loss to best and most versatile ('BMV') agricultural land contrary to Policy ENV5 of the Uttlesford District Council Adopted.
- As a result of the location of the application site it is considered that the proposal would not encourage the use of movement by means other than driving of a car to even local facilities. As such the proposal is considered contrary to Policy GEN 1(e) of the Uttlesford Adopted Local Plan 2005.
- The application does not provide sufficient information or evidence to demonstrate that the proposals would not have a harmful impact to the setting of the listed building, contrary to ULP Policy ENV2, Paragraph 200 of the NPPF.

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?

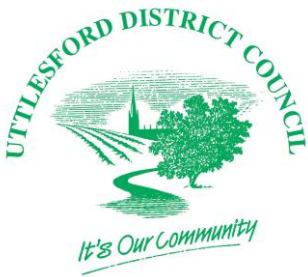
The Government published the latest 'Housing Delivery Test' ('HDT') results for 2022 alongside a revised National Planning Policy Framework ('NPPF') (Dec 2023). The revised NPPF (Dec 2023) changes the operation and calculation of housing land supply. The implications of this for the Council's housing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

As set out in paragraph 13.18.1 of the Council's committee report, the Council in 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). In this case the tilted balance is engaged.

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
- Recommended Conditions
- Minutes of the Planning committee Meeting 10th January 2024 (to follow)



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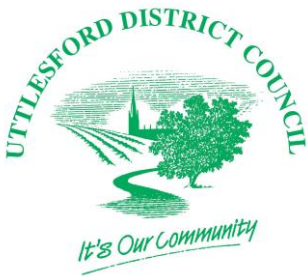
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Heads of Terms

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. This should include 25% of Affordable housing being First Homes. 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	Essex County Council Education Contributions.	£82,168.00- Early years and child care £273,893.00-Primary education £374,684.94- Student transport
	Essex County Council Libraries Contribution	£3890.00
3	Financial contrition for NHS	£64,600.00
4	Provision and management of Public Open Space	A written strategy to demonstrate the provision, delivery and future management of the public open space.
5	Delivery of BNG on adjacent parcel of land.	
6	Essex Coast RAMS Tariff Contribution	£156.76 per new dwelling
7	Provision of bus stops on Chelmsford Road.	
8	Highway works.	
9	Payment of Council's S106 Monitoring Fee.	To be agreed
10	Payment of Council's legal costs.	To be agreed



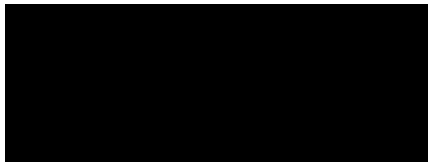
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Summary

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