

**From:** Georgia Arnold [REDACTED]  
**Sent:** 26 January 2024 09:00  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Section 62A Planning Application: S62A/2023/0031 Land North of Thaxted Road, Saffron Walden

To Whom it May Concern

Please accept the below as Saffron Walden Town Council's response to application Section 62A Planning Application: S62A/2023/0031 Land North of Thaxted Road, Saffron Walden as agreed at its 15.01.2024 planning committee meeting. I would be grateful if you could please confirm receipt.

SWTC has the following concerns with the application:

- i. The proposal would severally impact flooding along Thaxted Road and particularly on the existing Tiptofts Lane development therefore measures must be in place to comply with GEN3 and SW3(14).
- ii. Acknowledging the primary access road is already busy with existing traffic from the retail units and recycling centre. The site entry junction and primary access road must be able to safely accommodate the additional traffic to comply with GEN1. In order to support traffic flow, on and off-site sustainable transport measures must be promoted and provided, this is a requirement of SW12.
- iii. The proposal does not provide any play equipment or designated play space and this must be provided, as a requirement of SW17.
- iv. Additionally, local services such as off-site community facilities and recreation, must be provided to support the future residents. A draft HOT (heads of terms) has been provided by the applicant, however, this has not been discussed with SWTC. To comply with the UDC Developer Contribution supplementary planning document (SPD), SWTC must be party to the HOT/S106 discussions.
- v. Notably the provided Statement of Community Involvement states SWTC was engaged with prior to submission of the application, however, this is not the case. SWTC was approached by the applicant and SWTC responded, requested a meeting to discuss the proposals, but no response was received. SWTC must be involved in future discussions.

Kind Regards

*Georgia*

**Georgia Arnold**  
**Deputy Town Clerk**

Saffron Walden Town Council  
The Town Hall  
Market Street  
Saffron Walden  
CB10 1HR

[REDACTED]  
[www.saffronwalden.gov.uk](http://www.saffronwalden.gov.uk)



[instagram.com/saffronwaldentc/](https://www.instagram.com/saffronwaldentc/)



[facebook.com/SaffronWaldenTownCouncil](https://www.facebook.com/SaffronWaldenTownCouncil)



[twitter.com/Saffronwaldentc](https://twitter.com/Saffronwaldentc)



**Saffron Walden**  
Town Council



LOCAL COUNCIL  
AWARD SCHEME  
QUALITY GOLD

You have received this email from Saffron Walden Town Council and attachments are intended for the recipient(s) privileged and/or confidential. To view SWTC Privacy [here](#)



Email disclaimer:

Council (SWTC). This and may be legally Notice please click