

From: Rachel Beale [REDACTED]
Sent: Friday, February 9, 2024 10:20 AM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]

Subject: RE: [External] S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY

Hi Leanne,

UDC's position is as follows:

The Reg 18 Plan included proposed allocations but not a policies map, therefore, it is UDC's position that the provisions of paragraph 226 do not apply. Consequently, no revised calculation has been made and the land supply sits at 4.50 years as previously stated.

Kind regards,

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From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: 08 February 2024 09:44
To: Planning <[REDACTED]>
Cc: [REDACTED] Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: [External] S62A/2023/0027 Land At Warish Hall Farm North Of Jacks Lane, Smiths Green lane, TAKELEY
Importance: High

Good morning

Following the issue of a revised National Planning Policy Framework (Framework) in December 2023, the Ipa confirmed (by letter dated 9 January 2024) that, in light of the requirement that Uttlesford District Council (UDC) applies a 20% buffer, it cannot demonstrate a 5-year supply of deliverable housing sites. Since UDC confirmed that position, the Inspector has become aware that the Regulation 18 consultation stage on the draft local plan has closed. In this light, can UDC and the applicant address the contents of Framework paragraph 226, which indicates that for decision-making purposes only, certain local planning authorities will only be required to identify a supply of specific deliverable sites sufficient to provide a minimum of 4 years' worth of housing

(with a buffer as set out in paragraph 77) against the housing requirement based on local housing need where the strategic policies are more than 5 years old, instead of a minimum of five years as set out in Framework paragraph 77. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. It has been clarified that the 4-year housing land supply should consist of deliverable sites against the 5-year housing land supply requirements including the appropriate buffer.

Whilst a Regulation 18 exercise has been undertaken, the Inspector asks UDC to confirm that the draft local plan includes a "...policies map and proposed allocations towards meeting housing need." If it is the case that UDC consider the contents of Framework paragraph 226 do apply, can a revised housing land supply calculation be provided.

I look forward to your response.

Kind regards
Leanne