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Steven Brown
Woolf Bond Planning

Your Ref:

Our Ref: S62A/2023/0031

Attachment(s): None

Date: 14 February 2024

Dear Steven

Town and Country Planning Act 1990 (Section 62A Applications)
The erection of up to 55 dwellings, associated landscaping and open space,
with access from Knight Park
at
Land North of Thaxted Road, Saffron Walden

The consultation period for this application has now ended. Consultation responses and third-party comments have been published on the gov.uk website (<https://www.gov.uk/guidance/section-62a-planning-application-s62a20230031-land-north-of-thaxted-road-saffron-walden>)

Inspector S Dean MA MRTPI has been appointed to determine the application.

Following a procedural review of the case, the Planning Inspectorate has determined that this application is to be determined on the basis of representations in writing as it does not raise issues which cannot be clearly understood from the written submissions and therefore require a hearing. A site visit will take place in advance of the application being determined. It appears from the submissions that it would be appropriate for this to be made on an unaccompanied basis. If this is not the case, please contact us as soon as possible.

It would assist the Inspector if the applicant could provide comments, where they feel it necessary, on the consultation responses and the list of suggested conditions. In particular, the Inspector seeks your views on the responses from the ECC Highways and Transportation team and the ECC Development and Flood Risk Officer.

Please confirm by 16 February 2024 whether you wish to seek to address the above, and confirming the date by which any response will be submitted. Please note, if your response includes new information, rather than clarification of your position or a response to information already provided, then the Regulations require further consultation to take place, and an extension of time beyond 21 March 2024 may need to be agreed for determining your application.

We note that progress is being made on a planning obligation. We have previously noted the requirements of the Procedural Guidance around this matter. A completed, certified copy, of the S106 planning obligation should be submitted by 23 February 2024.

Yours sincerely,

Leanne Palmer

Leanne Palmer
Inquiries and Major Casework Team