



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Chief Executive: Peter Holt

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

4th April 2024

Your ref: S62A/2024/0032

Our ref: UTT/24/0103/PINS

Please ask for Mark Sawyers 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/2024/0032 – Full Planning Application for the demolition of 12 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings. the creation of a pedestrian and cycle link path.

Land to the West of Mill Lane, Hatfield Heath

Thank you for your letter of 17th January 2024 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 3rd April 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 with regards to harm to the Green Belt, the planning committee wish to add the following to be taken into consideration:

- Highways issues surrounding Mill Lane
- Heritage Harm towards the Non-Designated Heritage Asset

Housing Delivery Test (HDT)

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. This information was taken into account within the Officers Report.

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 Addendum List
- Recommended Conditions
- Minutes of the planning committee meeting 3rd April 2024 (to follow)

Heads of Terms

The following has been prepared by the Local Planning Authority without prejudice basis and sets out the draft Heads of Terms within the required s106 agreement to be subsequently prepared in support of this Full 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	To be agreed, however on the previous application (UTT/22/1261/FUL) the LPA's Housing officer requested the following: <i>"As the site is 4.31 hectares there is a policy requirement for 40% affordable housing provision. However, given the location of the site a commuted sum would be preferable"</i>
2	Payment of Council's S106 Monitoring Fee	To be agreed.
3	Payment of Council's legal costs	To be agreed.

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