

Our Ref: LF/23061

4 August 2024

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By Email Only: [section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)

Dear Leanne

**Town and Country Planning Act 1990 (Section 62A Applications)**  
**Planning application for Erection of 91no. dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse.**  
**Former Friends School Field, Mount Pleasant Lane, Saffron Walden**

Further to your letter of the 2 August 2024, we can respond as follows:

Finished Floor Levels Plans – due to the requirement for plans at 1:100 or 1:50 this provided across 6 separate plans.

Community Engagement – set out in separate statement.

As per your request we have reviewed the consultation document on the 'Proposed reforms to the NPPF and other changes to the planning system' and the Secretary of State's written ministerial statement (WMS).

In general, the changes proposed by the Government are welcomed. The removal of looser terminology introduced in December 2023 will ensure that Authorities are required to meet their identified housing needs and allocate sites in the right locations.

Uttlesford District Council, as set out in the Planning Statement, cannot demonstrate a 5-year housing land supply against the current Standard Method, with the recent publication of their Regulation 19 emerging Local Plan, the Council will undoubtedly endeavour to argue that the December 2024 NPPF 4-year applies, which they can meet. However, the failure to meet the Housing Delivery Test requirements means that the presumption in favour of sustainable development continues to apply.



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The consultation draft removes this arbitrary 4-year rule and introduces a new standard method.

Helpfully the consultation has provided a table setting out the impact of the new standard method. For Uttlesford this results in an increase of housing need from 675 dwellings per annum to 749 dwellings per annum, an 11% increase per annum.

The Secretary of State's WMS places great emphasis on the need to deliver more homes, with an emphasis on sustainable development, but acknowledging that not all housing need can be met on brownfield land, that there will need to be Green Belt release to meet the identified need. This site is neither brownfield or Green Belt, it is private land that is not accessible by members of the public and is within the heart of Saffron Walden.

Efficient use of sites such as this achieve exactly what the WMS and amendments to the NPPF are seeking to achieve – sustainable growth. Whilst also delivering 40% affordable housing.

We look forward to hearing from you in due course and seeing this application progress.

Should you require anything further, please do not hesitate to contact me.



**Liz Fitzgerald**  
**Managing Director**