

Our Ref: LF/23060

27 August 2024

Mr M Boulton
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Plans, Inquiries, Costs and Section 62A
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By Email Only: section62a@planninginspectorate.gov.uk

Dear Mr Boulton

Land West of Thaxted Road, Saffron Walden
S62A/2024/0051
Consultation on NPPF Reforms/WMS

We write further to your email of the 5 August 2024 requesting our position on whether the proposed amendments to the National Planning Policy Framework (NPPF) and the Secretary of State's Written Ministerial Statement (WMS) have any relevance to the application submitted.

The general thrust of the changes proposed to the NPPF and the tone of the WMS is to "*turbocharge*" growth and increase the number of houses built.

The Council cannot demonstrate a 5-year housing land supply, the existing NPPF (December 2023) provides them with comfort now that the Regulation 19 Local Plan, complete with a policies map, has been published, as their supply is over 4 years (paragraph 77). The proposed amendments seek to abolish this position with the emphasis on needing a 5-year supply, plus any buffer required. This would be 20% for Uttlesford as a result of their Housing Delivery Test results.

This application site benefits from an outline planning permission, so consideration of NPPF Paragraph 11d is not required, however, it is sites such as this that should be fast-tracked through the system to ensure timely delivery of housing in an area of need.



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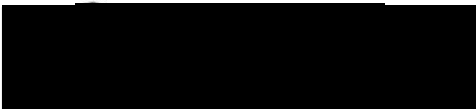


The development of the site is governed by a clear set of parameters set out in the conditioned Design Code, such that there should be no delay in being able to determine this application and for the site to commence the delivery of houses.

Should there be any future changes to the document prior to the determination of this application, we would welcome the opportunity to review further.

Please do not hesitate to contact me if you require anything further at this time.

Yours sincerely



LIZ FITZGERALD
Managing Director