

UTTLESFORD DISTRICT COUNCIL

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The Planning Inspectorate
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Bristol,
BS1 6PN

27th August 2024

Your ref: S62A/2024/0051

Our ref: UTT/24/1732/PINS

Please ask for Chris Tyler 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/2024/0051

Land To The West Of Thaxted Road, Saffron Walden

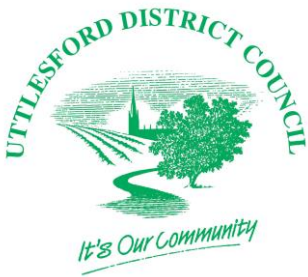
We are contacting you in respect of the section 62a application (Ref. S62A/2024/0051), as per your request on the 5 August 2024 and in respect of the proposed changes to the NPPF which is open for consultation we have the following comments in respect of the above application:

Application for approval of reserved matters following outline approval for the erection of 168 dwellings with associated landscaping and parking pursuant to application S62A/2022/0014. As per your request below and in respect of the proposed changes to the NPPF which is open for consultation we have the following comments in respect of the above application:

We support the revised wording to paragraph 11(d)(ii). The Council has not been able to demonstrate a 5 year housing land supply and the presumption in favour of sustainable development is in place. In relation to this scheme the proposal results in insufficient parking provision, layout and siting of dwellings in close proximity to noise generators, layout of the affordable housing and a number of other design concerns.

This site which by the above concerns is proposing a lower quality development (due to the above concerns) and this should not be granted.

We support the changes to new paragraph 135 in respect of Uttlesford's new District Wide Design Code SPD in that this should be the primary means of assessing and improving the design of developments in line with national guidance. This will help to ensure high quality schemes and help to provide guidance to refuse proposals which are not high quality.



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Furthermore, we have the following comments in respect of the proposed changes to how housing supply will be calculated.

The Government's proposed (draft) changes to the Standard Method calculation for Uttlesford, would result in an additional 74 dwellings per annum, totalling 749.

However, alongside the proposed changes to the Standard Method, the Government is proposing to introduce transitional arrangements (paragraph 226 of the draft NPPF for consultation) whereby Local Authorities which have reached the Regulation 19 stage of the plan-making process can proceed on the basis of their original Standard Method figure, so long as this is not 200 or more dwellings less than the new Standard Method figure.

These draft arrangements (as of the Regulation 19 Plan publication 08/08/24) would apply to Uttlesford and therefore, the Council's draft Local Plan will be submitted for examination based on the original Standard Method figure of 675 per annum. Subject to the Local Plan's adoption, the original Standard Method figure would become the adopted housing requirement for Uttlesford, against which the 5-Year Housing Land Supply would be tested. In this context, the emerging proposed higher Standard Method figure would apply only temporarily for solely development management purposes and would be at odds with the annual housing requirement that is being planned for in full through the draft Local Plan, including a substantive buffer.

It is also pertinent that as the Council has published its Regulation 19 Local Plan for consultation, including a policy map and proposed allocations, the provision of the current paragraph 226 of the NPPF is engaged which reduces the housing land supply requirement to four-years (including a 20% buffer). The Government is presently consulting on changes to the NPPF which would remove this provision, and it is not currently known when this change may occur in relation to the determination of this application, or if the proposed changes will proceed in an amended form following the consultation feedback.

Taking account of the likely temporary nature of both the 4-Year Housing Land Supply proviso and the new Standard Method figure, the changes proposed to national policy in relation to housing need and supply are not considered to alter the Council's position in relation to the S62A application which specifically considers the reserved matters of the previously approved outline planning application.

Yours Sincerely

Dean Hermitage, MA Mgeog, MRTPI
Director of Planning