

## UTTLESFORD DISTRICT COUNCIL

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The Planning Inspectorate  
Room 3/J Kite Wing,  
Temple Quay House,  
2 The Square,  
Temple Quay,  
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 -**

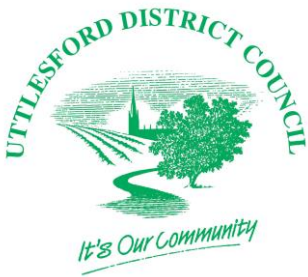
#### **Land To The West Of Thaxted Road, Saffron Walden**

Thank you for your letter of 30 July 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 21<sup>st</sup> August 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, the Planning Committee wish to add the following:

- The details of reserved matters does not include sufficient information to assess the harmful effect of noise from the nearby skate park. The proposal is therefore in conflict with ULP Policies ENV10, GEN2, Saffron Walden Neighbourhood Plan Policy SW3 (5a) and paragraph 191 (a) of the NPPF, which considers noise sensitive development and whether the development provides an environment that meets the reasonable needs of all potential uses and would not have a material adverse impact effect on the reasonable occupation of the residential properties.
- The layout of the development does not provide sufficient parking provisions and is not in accordance with the adopted Uttlesford Residential Parking Standards 2013. The lack of such provision would result in vehicles parking on the highway, which would interfere with and result in an unacceptable degree of hazard to the highway



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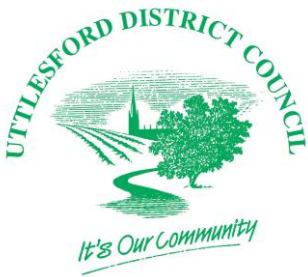
users, to the detriment of highway safety. This is in conflict with Uttlesford Local Plan Policies GEN1, GEN8, SPD- Uttlesford Residential Parking Standards 2013, Saffron Walden Neighbourhood Plan Policies SW3 (5d), SW4 and the National Design Guide.

- The pedestrian access adjacent to the primary access road at the site access from Thaxted Road does not include provision for a cycle path and therefore cyclists would be expected to travel to alternative access / exist points. The internal walking routes provides a curvilinear and circuitous walking route along the primary road through the site and does not support an active travel approach. This is not in accordance with the aims of Uttlesford Local Plan Policy GEN1 (C) Saffron Walden Neighbourhood Plan Policies SW12 (2a), SW3 (4e) and Paragraphs 96 and 108 (C).
- As set out in the Site Tenure Plan (23 0067-7 I) the location of the affordable dwellings are within the north east section of the site. Policy SW5 Saffron Walden Neighbourhood Plan advises affordable housing shall be distributed throughout the site, as such it is considered the location of the affordable dwellings is not in accordance with Saffron Walden Neighbourhood Plan Policy SW5.
- Although not an objection the Planning Inspector has also been requested by the Planning Committee to take into consideration the comments raised by the Council's Urban Design Officer, these have been attached to this letter.

### **Other Matters**

Paragraph 15.2 of the council's committee report consider address concerns in regards to the layout of the parking and tandem parking. After reviewing the submitted Parking Plan (23 0067-12 C) it is considered this is not the case and therefore the council withdraws their comments on this matter.

Paragraph 14.3.17 of the council's committee report states "*the revised scheme is in accordance with Uttlesford Residential Parking Standards*" The council confirm this is incorrect and as per the above committee comments it is considered the proposal layout of the development is **not** in accordance with the adopted Uttlesford Residential Parking Standards 2013. The lack of such provision would result in vehicles parking on the highway, which would interfere with and result in an unacceptable degree of hazard to the highway users, to the detriment of highway safety.



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### **Determination of the Application**

As per the validation letter received the Local Planning Authority is requested to provide comments in respect of the manner in which the application is to be determined. The following sets the Local Planning Authority consideration of these matters:

#### **Noise**

Following the submission of consultation comments by the Council's Environmental Health Officer the technical concerns raised are not overly complex and there would be no need for evidence to be tested through formal questioning.

The technical evidence will be likely be report based provided by experts on these matters, as such it is not considered there is a requirement for the Inquiry or Hearing to assess these points.

It can reasonably be expected that this matter can be considered through written representations, without the need for an advocate to represent them.

#### **Parking**

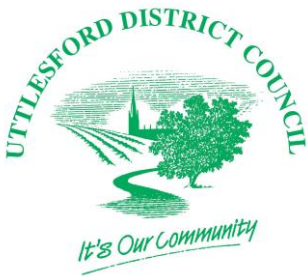
The submitted plan clearly demonstrate the proposal does not comply with Uttlesford Residential Parking Standards 2013. It can reasonably be expected that this matter can be considered by the Inspector through written representations

#### **The Pedestrian Access**

On receiving comments from the Highways Authority the Inspector will be able to review this matter, at these point these comments have not been provided/ submitted. If the Highways Authority is satisfied with this point the Local Planning Authority can provide further comments on this matter if requested by the Inspector, however it can reasonably be expected that this matter can be considered by the Inspector through written representations.

#### **Location of Affordable Housing**

The submitted plans clearly demonstrate the location of the affordable dwellings are within the north east section of the site and does not comply with Policy SW5 Saffron Walden Neighbourhood Plan. It can reasonably be expected that this matter can be considered by the Inspector through written representations without the need for an advocate to represent them.



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The main issues are clear in that it involves an assessment of the proposed development in relation to parking provision, the pedestrian/ cycle and location of the affordable housing. These matters are as set out on the submitted plans and the consideration of these matters can be considered by the Inspector through written representations. This together with the technically refusal reasons (noise) where the consideration of report based assessment provided by experts it is considered a hearing would not be required to establish and consider these issues.

In this case the issues are not complex and the Inspector is not likely to need to test the evidence by questioning or to clarify any other matters. The points raised by the Local Planning Authority can be clearly understood from the documents submitted

The case has generated a level of local interest. However the level of interest is not so substantial as to warrant a hearing. The local interest and representations submitted as part of this S62a application can be easily summarised and therefore full consideration of these can be made.

### 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 Late List
- Recommended Conditions
- UDC Urban Design Officer consultation response
- UDC Heritage Officer consultation response
- UDC Environmental Officer consultation response
- Minutes of the Planning committee Meeting (to follow)

### 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