



Unit 4 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex. CB11 4RT

Section 62A Applications Team
The Planning Inspectorate
3rd Floor, Temple Quay House,
2 The Square, Temple Quay,
Bristol
BS1 6PN

23 September 2024

Dear Sir / Madam,

Re: S62A/2024/0058 Land adjacent to Village Hall, East of Cambridge Road, Ugley, Bishops Stortford, Herts, CM22 6HR. Construction of 16 dwellings including 40% affordable housing and associated infrastructure – Response to Urban Design Consultation dated 10th September 2024

Thank you for the urban design comments regarding the site adjacent to Ugley Village Hall, we welcome the positive feedback and are happy to clarify some aspects of the design as requested by the Principal Urban Design Officer. These are addressed in the attached updated site plan (596 x PLOOR) and below:

Proposed road and pedestrian access

The proposed road will consist of a shared surface material such as block paving. There will also be a new pedestrian access from the pavement adjacent to the B1383 running alongside the village hall car park area. This will give direct access to the public footway as well as the existing bus stop as indicated. The 301 Bus which runs from Bishop's Stortford to Saffron Walden is an hourly service Monday to Saturday, all year round and offers a viable alternative to the car for future residents.

Cycle / refuse storage

Cycle and refuse storage is provided within the garages and sheds / secure storage in the rear gardens. It was noted that plot 4 (mid-terrace) did not have suitable provision, this has now been relocated adjacent to the parking area for easier access.

Parking

The driveway to plot 11 has been widened to remove the 'triple tandem' parking arrangement. Parking is also allowed for within garages. As such, there are no longer any properties now with 'triple tandem' parking.

Communal amenity and water management

It is proposed to erect a post and rail fence around the communal open space to the south east corner of the site to separate from the site entrance with a gate for access and maintenance to the north side. Please refer to the amended site plan. This area is approximately 460sqm.

With regards to the SuDs strategy, please refer to the drainage plan and drainage statement for clarification. The driveways will be permeable surfaces.

I trust this answers the Urban design queries, but please let us know if you require any further information.

Yours Faithfully,

A solid black rectangular box used to redact the signature of Samantha Greaves.

Samantha Greaves