

0106/08-2412NB01

13th January 2025



By email:-
section62a@planninginspectorate.gov.uk

Mr Mark Boulton
Planning Inspectorate
Section 62A Team
(Uttlesford District Council; UDC)

Nigel Bennett BA Hons MRTPI
Director

Magenta Planning Limited
6 Rowben Close
Totteridge
London N20 8QR

Dear Mr Boulton

**APPLICATION UNDER SECTION 62A (AUTHORITIES IN SPECIAL MEASURES)
LAND TO WEST OF HIGH STREET, STEBBING, ESSEX**

Further to our recent email correspondence and on behalf of our clients, Montare LLP, please find enclosed an application for planning permission, under Section 62A of the Town & Country Planning Act 1990 (as amended), for:-

'Erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility).'

This application is submitted subsequent to UDC's refusal of planning application ref:- UTT/23/2496 on 19th September 2024; it involves relatively minor changes only (as described in the Planning Statement Addendum) and comprises the following documentation:-

1. Completed Planning Application Forms together with Certificate B;
2. Completed CIL Form;
3. AD Studio Drawing Nos:- see attached updated drawing list (inc 1:1250 location plan & block plans);
4. Design & Access Statement (DAS) & Addendum by AD Studio;
5. Planning Statement (including Statement of Community Involvement) & Addendum by Magenta Planning Ltd;
6. Transport:- Technical Note by SLR Consulting Ltd;
7. Ecology:- Technical Note by SLR Consulting Ltd (referencing and attaching all previous relevant specialist reports/surveys) & revised BNG Assessment; Update Ecological Site Walkover & The Biodiversity Metric 4.0 Calculation Tool by TMA;
8. Landscape:- See Document Register & Issue Sheet by Austin Design Works, including updated Hedgerow Mitigation plan (Drawing No GA 603)

In terms of the other previously submitted specialist consultant reports, the minor revision to the scheme, reducing the overall built footprint on the land, does not materially effect any of their findings or conclusions; as such, they are re-submitted unchanged with this package for completeness; as follows:-

9. Flood Risk Assessment & Drainage Strategy by Stantec
10. Sustainability Report by Waterman Infrastructure & Environment Ltd
11. Tree Survey & AIA Report by Austin Design Works
12. Heritage Statement by Cotswold Archaeology
13. Archaeological Evaluation Investigation & Geophysical Survey by Cotswold Archaeology

The requisite planning application fee will be paid direct by the Applicant. A draft unilateral agreement will also be submitted under separate cover following validation.

The application that was considered by UDC's Planning Committee represented the culmination of both extensive pre-application and post-application work by the Applicant's multi-disciplinary professional team and Officers. This was part of a Planning Performance Agreement (PPA) with the Local Planning Authority, including liaison with other bodies; local Councillors; the Essex Quality Review Panel, and public consultation with the local community. With the exception of the Committee outcome itself, this had been a positive and collaborative process, as reflected by the Officer's recommendation to grant planning permission.

A comprehensive planning and design justification for the application proposals is set out within the enclosed supporting documentation, which demonstrates that they represent an opportunity to deliver a truly sustainable mixed-use development, consistent with all levels of local, regional and national planning policy advice. It should be noted that there have been two significant material changes to the planning policy context since the Planning Committee made their decision; namely the new NPPF and UDC submitting their emerging Local Plan to the Secretary of State (see Planning Statement Addendum for further details). Both of these policy changes, at national and local levels respectively, further reinforce and support the Officers' positive position on the proposals.

Thank you for your anticipated attention on this matter; please let us know if you have any queries and/or if there is anything else that we can assist with in terms of achieving a speedy validation.

Yours Sincerely
Magenta Planning Limited



Nigel Bennett
Director
Enc

cc. Mr Dean Hermitage - Head of Planning, UDC
Mr Nigel Brown – Head of Development Management, UDC