



## 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

**Date:** 14<sup>th</sup> March 2025

**Your ref:** S62A/2024/0075

**Our ref:** UTT/25/0101/PINS

**Please ask for:** Genna Henry  
**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/2024/0075 - Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park**

### **Land North Of Knight Park, Thaxted Road, Saffron Walden**

Thank you for your letter of 27<sup>th</sup> January 2025 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 12<sup>th</sup> March 2025. 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 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:

- Overall, Members are broadly unsupportive of the design of the scheme stating the proposals are unimaginative and the design is disappointing. The sentiment of Members was that the development represents a number of missed opportunities, in terms of, quality materials/external finishes, landscaping, lack of connectivity within the development and a lack of focal buildings. Ultimately, it was considered the proposals were contrary to the Saffron Walden Neighbourhood Plan (2022), particularly policy SW3 and, in turn, Policy GEN2 of the adopted Uttlesford Local Plan (2005).
- Given the above, there were specific concerns expressed relating to the following;



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- The scale of the apartment blocks is stated as being 2.5 storeys in height, but Members took the view that the flats were actually 3 storeys and, in effect, contrary to the Design Code submitted within the outline application;
- Members were of the view that the approved Design Code, as indicated by The Framework Masterplan, stipulates the provision of focal buildings. Ultimately, Members were not convinced that the scale of the apartments should be considered as focal buildings by virtue of their scale;
- Due to the topography of the site, Members deemed that lighting needs to be appropriately considered so that lighting is sensitive to the countryside location;
- The location of the Locally Equipped Play Area (LEAP) was deemed inappropriate in close proximity to the recycling centre and ought to be relocated;
- Appropriate details of the Water Pumping Station ought to be provided to account for noise mitigation and suitable screening (condition 9 should be amended to reflect this);
- The provision of triple tandem parking was not considered appropriate within the site;
- Additional soft landscaping should be provided to account for more tree planting within the development.

However, if the Inspector is minded to approve the development, and where appropriate, Members request that the above points are addressed by suitably worded planning conditions.

- Further concerns were raised in relation to the two attenuation basins and whether two basins were excessive. Although, at this stage, the LPA are not privy to the Local Lead Flood Risk Managers (LLFA) response but due to existing site drainage issues within the immediate locality, Members had an acute interest in SuDs. On this basis, and following the advice of the LLFA, it is requested the Inspector considers whether the number of basins are appropriate for the area to ensure the development does not exacerbate the current situation. Due regard needs to be had to the Uttlesford Local Plan (2005) Policy GEN3 and the Saffron Walden Neighbourhood Plan (2022) Policy SW11.

### **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
- Minutes of the Planning committee Meeting 12th March 2025 (to follow)



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### Summary

Taking into the above comments the Council as Local Planning Authority **is not supportive** of the above mentioned development, but if minded to approve, relevant conditions have been suggested.

Yours Sincerely



Dean Hermitage, MA Mgeog, MRTPI  
Director of Planning