



UTTLESFORD DISTRICT COUNCIL

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The Planning Inspectorate
Room 3/J Kite Wing,
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Temple Quay,
Bristol,
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Date: 15th May 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 email dated 8 May 2025 advising of the additional information sent by the applicant for consideration. The LPA have now had sight of the supplementary details and Officers provide the following response to the applicants' rebuttal letter dated 1 May 2025.

Highways

As stated in our previous rebuttal letter, Officers defer the Inspector to ECC Highways comments as it is understood the Highways Authority will also be making presentations on matters raised. To reiterate, condition 20 of the outline consent requires the developer to submit details relating to the bus facilities on site prior to first occupation and, as previously noted, these are not necessarily a requirement to be resolved within the parameters of the current reserved matters application. Nonetheless, these are relevant considerations as layout is a reserved matter currently under determination.

It is also noted that the applicant questions whether condition 20 is reasonable or enforceable and, in their view, an application could be made to remove condition 20 (bus facility details). Although, the wording of condition 20 states that the bus facility details ought to be consistent with the principles of The Transport Statement (Feb 2024) and its appendices. Presumably this was imposed as it was deemed the Transport Statement (along with its appendices) were relevant considerations. Officers have no further comments on the relevance of condition 20.



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Environmental Health – Noise

The applicants' stance is appreciated regarding the noise assessment previously executed within the outline application. Notwithstanding this, as layout is now a matter under consideration and in consultation with Environmental Health, Officers are still of the view the noise related conditions put forward within the reserved matters application are still of relevance and required to protect the amenity of future occupants of the residential units. For these reasons, the LPA considers these conditions necessary and reasonable for the development seeking consent.

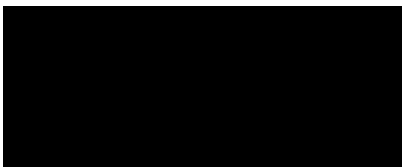
The applicant also goes further to state that if such conditions were imposed this would sterilise the site from residential development although it not clear how this might be the case, thus the LPA consider this is a matter for the Inspector to review. Even if this were substantiated, Officers would still be concerned that the amenity of future residential occupiers might not be adequately protected.

Lastly, to reiterate there are additional concerns with the location of the Locally Equipped Play Area (LEAP) and whether the quality of this space would be undermined by noise activity from the recycling centre.

Summary

The Local Planning Authority trusts the comments above are of assistance in the consideration of the above mentioned development.

Yours Sincerely



Dean Hermitage, MA Mgeog, MRTPI
Director of Planning