

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Inquiries and Major Casework
The Planning Inspectorate
Room 3/J Kite Wing, Temple Quay
House
2 The Square, Temple Quay
Bristol
BS1 6PN

03 July 2025

Your ref: S62A/2025/0107

Our ref: UTT/25/1343/PINS

Please ask for [REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam

TOWN & COUNTRY PLANNING (SECTION 62A APPLICATIONS) (PROCEDURE & CONSEQUENTIAL AMENDMENTS) ORDER 2013.

FORMER FRIENDS SCHOOL FIELD, MOUNT PLEASANT LANE, SAFFRON WALDEN

Thank you for your letter dated 16 May 2025 confirming that the Planning Inspectorate has received a valid planning application seeking planning permission for the following:

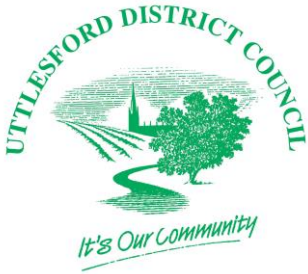
'Erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse.'

The Council has now had the opportunity to review all the documentation that was submitted by the Applicant in respect to the proposal and wishes to make representations in respect of this application, incorporating comments from internal/external non-statutory consultees and including observations in respect of the way the application is to be determined.

Planning Committee

The application was presented to Members of the Planning Committee on the 2nd July 2025. The officers report to the planning committee is enclosed and members of the Planning Committee unanimously agreed to object to the proposal on the following grounds:

- Given that the site is designated as an Important Open Space within the Saffron Walden Conservation Area (2018) the proposed design quality should be exemplary. Both the Design and Conservation Officers (at Uttlesford District Council) consider that the proposal is not exemplary, and this is unacceptable at this location.
- Both the market and affordable housing mix does not comply with the required mix as stated within the Local Housing Needs Assessment Report (June 2024). The affordable housing is in one cluster which is contrary to the Design Code SPD. This position is endorsed in the Housing Officer consultation response.
- The proposal bases the current need for sports pitches on the Playing Pitch and Outdoor Sports Strategy Winter Assessment Report (June 2024). A summer assessment is due to be published shortly. The proposal does not correctly assess the current demand and existing provision of sports pitches.



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

- The proposal does not provide a like for like replacement of sports pitches and is contrary to the Development Plan.
- The proposal includes no evidence that parking for coaches would be accommodated and that the provision of 33 unallocated parking spaces could accommodate residential dwellings.

In summary members do not object to the principle of the proposal, but object on the above grounds to this specific submitted application.

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 with draft planning conditions
- Addendum list for the planning committee
- Draft Minutes of the Planning Committee Meeting 2 July 2025 (to follow)
- S106 Agreement (to follow)

Summary

The concerns raised above and within the officers committee report are considered to significantly and demonstrably outweigh the public benefits of the proposal at this location. The Council therefore RESOLVED to OBJECT to the proposed development.

The Council reserves the right to review and provide additional comments if any further documentation is submitted to the Secretary of State and once all statutory or non-statutory consultation have been received during the hearing.

Yours Sincerely
Dean Hermitage, MA Mgeog, MRTPI

Director of Planning