

Our Ref: LF/23061v2

1 August 2025

Ms L Palmer
Planning Inspectorate
S62a Application Team
3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



**Barker Parry Town
Planning Ltd**

33 Bancroft, Hitchin,
Herts SG5 1LA

T: 01462 420 224

E: office@barkerparry.co.uk

W: www.barkerparry.co.uk

By Email Only: section62a@planninginspectorate.gov.uk

Dear Ms Palmer

Unilateral Undertaking, Attendance & Conditions

S62a Application

**S62A/2025/0107 Former Friends School Field, Mount Pleasant Road, Saffron
Walden, CB11 3EB**

I have the pleasure in enclosing an engrossed version of the Unilateral Undertaking for the above site. This has been discussed and agreed with both Uttlesford District Council and Essex County Council.

Hard copies have been sent to both Councils.

Unilateral Undertaking

To assist the Inspector, the UU contains the following elements:

Affordable Housing

Provision for 40% affordable housing, with 70% affordable rent and 30% shared ownership units.

Biodiversity Net Gain (BNG)

On site BNG is secured by condition. The UU provides for the purchase of off site habitat units of at least 7.48 units, with a monitoring contribution.

Healthcare Contribution

The UU makes provision for the payment of £1,742 (index linked) for each dwelling at the occupation of no more 50% of market dwellings.

Steven Barker
Director
MA (Cantab) MA MRTPI

Liz Fitzgerald
Director (Managing)
BA (Hons) Dip TP MRTPI

Registered
England & Wales No. 5314018.
Registered Office same as
office address



Sports Pitches, Clubhouse and Woodland and Maintenance Contribution.

Saffron Walden Town Council is provided first refusal of the sports pitches, clubhouse and adjacent woodland. If they opt to not take the provisions, these will be maintained by a management company.

The facilities are required to be completed prior to the occupation of 75% of the market dwellings.

Earlier triggers were requested by both UDC and the Town Council, however, given the constrained nature of the site, to deliver the facilities earlier will cause significant construction challenges, as there would be no residual space available for a construction compound, leading to contractors parking off site, delays in construction and most importantly, health and safety issues with members of the public travelling through a construction area. By 75% market occupations, the construction compound can be significantly reduced and the health and safety risks more appropriately managed.

Public Open Space and Maintenance Contribution

The first option in respect of the POS is for it to be transferred to a management company and not the Town Council. We understand that this is not agreeable to the Town Council, however, it comes from a practicality perspective.

The adjacent school site has open space directly adjacent to the western boundary of this application site; the scheme proposes that the proposed open space and the adjacent open space are not delineated but will form one larger open space area for the benefit of all residents.

The school site open space is to be managed by a management company and there is no legal obligation for it to be handed over to the Town Council.

Given the nature of the space that will be created it would be almost impossible to identify maintenance responsibilities on the ground if it were to be managed by two separate parties. The UU therefore makes provision for the POS to be managed by a management company, but with provisions for it to be offered to the Town Council should circumstances change.

Local Labour

Provisions have been made for an Employment and Skills Plan to be agreed that will provide for training opportunities for local people on site.

Offsite Sports Contribution

Provision has been made within the UU for a contribution of up to £541,000 towards off site sports provision. There is a requirement within the UU for the Inspector to specify what the appropriate sum is, up to the value stated, as part of any decision.

County Council Contributions

Provision has been made for the requested contributions toward education, libraries and highways.

Hearing Attendance

On behalf of the Applicant the following persons will be in attendance at the Hearing.

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Conditions

The conditions have been discussed with the Council and most are agreed. I believe the Council will be sending these over in due course.

We trust the above assists in the determination of the application. If anything, further is required, please do not hesitate to contact me.

Yours sincerely

A large black rectangular box redacting the signature of the Managing Director.

Managing Director

Enc.