



TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL BY

**AGAINST THE DECISION OF UTTLESFORD DISTRICT
COUNCIL TO REFUSE PLANNING PERMISSION FOR**

**AN OUTLINE APPLICATION FOR THE ERECTION OF UP TO 233 RESIDENTIAL
DWELLINGS INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE,
LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND ASSOCIATED
WORKS, WITH VEHICULAR ACCESS POINT FROM RADWINTER ROAD, WITH ALL
OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION**

**AT LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD,
SEWARDS END , SAFFRON WALDEN, ESSEX, CB10 2NP**

**ON BEHALF OF ROSCONN STRATEGIC LAND AND THOMAS ERIC
BAKER AND SALLY ROSE HALL, THE EXECUTORS OF MR E C BAKER
AND MRS J BAKER**

PINS REF: APP/C1570/W/22/3296426

LPA REF: UTT/21/2509/OP

APPELLANTS' REF: PF/10680

APPENDICES TO PROOF OF EVIDENCE OF P J FRAMPTON BSC (HONS), TP, MRICS, MRTPI

AUGUST 2022

APPENDIX 1

Statement on Wheatcroft Amendment Consultation

APPEAL REF: APP/C1570/W/22/3296426

LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN

**STATEMENT REGARDING STEPS TAKEN BY THE APPELLANTS IN CONSULTATION ON PROPOSED
WHEATCROFT AMENDMENT TO APPLICATION UTT/21/2509/OP**

Introduction

1. This Statement sets out the steps taken by the Appellants to consult all parties on the request being made to the Inspector to give due consideration to two drawings in the determination of the appeal.
2. Following the refusal of planning permission, the Appellants have engaged with the Local Highway Authority (LHA) in an endeavour to resolve the highway related issues raised in the reasons for refusal.
3. This process has been undertaken with the full knowledge of the Local Planning Authority (LPA). The LPA has informed the Planning Inspectorate (PINS) that the highway related reasons for refusal are now withdrawn.

Drawings

4. The resolution of the highway reasons for refusal has been secured by:
 - the provision of planning obligations; and

- the wording of reasonable planning conditions.
5. Two conditions – Condition 21 and Condition 22 (set out below as drafted) – refer to two drawings, namely:
- Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design (attached as **Appendix A**)
 - Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link (attached as **Appendix B**)

Condition 21

Prior to the construction of any dwelling, a scheme shall be submitted to, and approved by, the local planning authority which includes the following:

- a) Capacity improvements for the Radwinter Road/Thaxted Road/East Street/Chaters Hill junction as shown in principle on Dwg No. CTP-20-1142 SK10 Rev A;*
- b) Signalisation of the Thaxted Road/Peaslands Road junction as shown in principle on Dwg No. CTP-20-1142 SK11 Rev A;*
- c) Signalisation of the Church Street/High Street junction as shown in principle on Dwg No. 2206-01-TS-01 Rev B. The scheme shall include appropriate connections with the existing signals at the High Street/George Street junction.*

The approved works shall include (but not be limited to) all necessary traffic regulation orders, safety audits, lighting, signing and surfacing and shall be implemented prior to first occupation of the development.

Condition 22

The details for the layout as a Reserved Matter, as required by Condition 4, shall make provision for:

- i) a bus turning facility and bus stop within the site as shown in principle in drawing number DE-463-022; and*
- ii) a 3m wide pedestrian and cycle link to the western site boundary in the position as shown in principle on Dwg No. 20-1142 SK16. The pedestrian and cycle use shall be made available for public use.*

6. Neither of these drawings was submitted within the planning application to the LPA. In consequence, the Appellants have actioned a consultation process which is described below.

Consultation Process

7. The following steps have been undertaken to invite commentary on the content of the two plans, and the Appellants' request to the appointed Planning Inspector to give due consideration to these plans in the decision-taking on the appeal.

7.1. On 1st August 2022 the letter attached as **Appendix C** was sent to Uttlesford District Council.

7.2. On 1st August 2022 the letter attached as **Appendix D** was sent to the Rule 6 Party.

7.3. On 1st August 2022 the letter attached as **Appendix E** was sent to the Statutory Consultees listed in **Appendix G**.

7.4. On 1st August 2022 the letter attached as **Appendix F** was sent to the residents listed in **Appendix G**. This includes all those members of the public who made comments to the LPA during the application process.

7.5. On 1st August 2022 the Site Notice attached as **Appendix H** was displayed at locations around the appeal site. Photographic evidence of the displayed Site Notices is attached as **Appendix I**.

7.6. A Press Notice was displayed in the 4th August 2022 edition of *The Saffron Walden Reporter*, as evidenced from the copy attached as **Appendix J**.

Invitation for response

8. Messrs Wright Hassall, Solicitors have been appointed to:

- i) receive all representation for the consultation period (14 days – i.e. until 15th August 2022); and
- ii) circulate the representations – with redacted personal information – to the principal parties.

9. Hitherto, Wright Hassall have had no involvement in the planning application or the appeal process.
10. The appointed Inspector has been invited to give due consideration to the submission of these two drawings in the determination of the appeal.

Representations Received

11. On 15th August 2022 Wright Hassall issued the full correspondence received to PINS; the Appellants; the LPA and the Rule 6 Party.

LIST OF APPENDICES

Appendix A	Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design
Appendix B	Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link
Appendix C	Letter to Uttlesford District Council, dated 1 st August 2022
Appendix D	Letter to Rule 6 Party, dated 1 st August 2022
Appendix E	Example Letter to Consultees
Appendix F	Example Letter to Residents
Appendix G	LPA List of Neighbours and Consultees
Appendix H	Site Notice
Appendix I	Wheatcroft Site notice photos in situ
Appendix J	Public Notice inserted in <i>The Saffron Walden Reporter</i> , 4 th August 2022

Appendix A



























Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design

1. POLES TO BE SYMPATHETICALLY POSITIONED IN LINE WITH ECC ADVICE
2. TACTILE PAVING TO BE COLOURED BUFF IN LINE WITH ECC SPECIFICATION
3. PROPOSED SIGNAL JUNCTION TO THE LINKED WITH THE HIGH STREET / GEORGE STREET TRAFFIC SIGNAL JUNCTION - DETAILS TO BE PROVIDED DURING DETAILED DESIGN STAGE

Note: Unable to survey within highway due to high volume of traffic. Traffic management required.

CUTLINE

TRAFFIC SIGNAL KEY

- | | | | |
|---|--|---|--|
|  | CLS LED SIGNAL HEAD WITH PRIMARY HOODS |  | 1x100mm ORANGE UPVC SIGNALS DUCT |
|  | CLS LED SIGNAL HEAD WITH SECONDARY HOODS |  | 2x100mm ORANGE UPVC SIGNALS DUCT |
|  | NEARSIDE PUFFIN DISPLAY UNIT WITH COMBINED PUSH BUTTON INCLUDING ROTATING RADIX TACTILE DEVICE |  | 4x100mm ORANGE UPVC SIGNALS DUCT |
|  | PUSH BUTTON UNIT INCLUDING ROTATING RADIX TACTILE DEVICE |  | MEDIUM DUCT BOX (450 X 450, 450mm DEEP) |
| | |  | DUCT UNDER KERB TO FROM CHAMBER TO LOOPS |
|  | PEDESTRIAN ON CROSSING DETECTOR |  | POLE RETENTION SOCKET |
|  | PEDESTRIAN KERBSIDE DETECTOR (AGD641) |  | BUFF TACTILE PAVING 400 X 400 |
|  | PHOTO-ELECTRIC CELL |  | POLE REFERENCE |
|  | 4.5m SWAN NECK SIGNAL POLE |  | STOPLINE DETECTOR LOOP |
|  | 4.3m STRAIGHT SIGNAL POLE |  | DUAL ZONE MVD DETECTOR |
|  | 2m STUB POLE |  | SSD 25m (20MPH) |
|  | ELV SIGNAL CONTROLLER |  | INTERVISIBILITY |
|  | AGD318 OVERHEAD DETECTOR - USED FOR MOVA | | |
|  | NO LEFT TURN 4 IN LINE MOUNTED BOX SIGN | | |
|  | NO RIGHT TURN 4 IN LINE MOUNTED BOX SIGN | | |

B	07/22	SSD altered	AT	-
A	07/22	Amended froosing meeting with Essex Council	AT	-
Rev	Date	Details	Drawn by	Checked by



CLIENT: Rappor Ltd

PROJECT:
Radwinter Road
Saffron Walden

TITLE: Preliminary Traffic Signal Design

STATUS: **For Comment**


SCALE: 1:250	DATE: June 22	DRAWN: AT	CHECKED:	APPROVED: -
JOB NO: 2206-01		DRAWING NO: TS-01		REVISION: B

Appendix B

Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link



- Notes:
1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
 2. This drawing is based on the Architect's layout by Define, Concept Masterplan rev N.
 3. Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432.

Rev	Date	Drawn	Checked	By
 Infrastructure and environmental consultants rappor.co.uk				
CLIENT: Rosconn Group				
PROJECT: Radwinter Road Saffron Walden				
TITLE: Proposed Western Pedestrian / Cycle Link				
STATUS: INFORMATION				
SCALE @ A1: 1:500	DATE: 24.05.22	DRAWN: KPS	CHECKED: CE	APPROVED: CE
JOB NO: 20-1142	DRAWING NO: SK16	REVISION: -		

RESERVED COPYRIGHT

Appendix C

Letter to Uttlesford District Council, dated 1st August 2022

Our Ref: PJF/rp/PF/10680
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

1st August 2022

Mr D Hermitage
Director of Planning
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER

Dear Mr Hermitage

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY ROSE HALL,
THE EXECUTORS OF MR E C BAKER AND MRS J BAKER
OUTLINE APPLICATION FOR THE ERECTION OF UPTO 233 RESIDENTIAL DWELLINGS
INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE
DRAINAGE SYSTEM (SuDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS POINT FROM
RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.
LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN
APPLICATION REF: UTT/21/2509/OP
APPEAL REF: APP/C1570/W/22/3296426**

**REQUEST FOR INSPECTOR TO GIVE DUE CONSIDERATION TO TWO DRAWINGS IN THE DETERMINATION
OF THE ABOVE APPEAL**

I refer to the above appeal and write to inform you that the Appellants are making a request to the appointed Planning Inspector to determine the appeal with due consideration being given to two drawings (enclosed with this correspondence) – namely Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design and Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link – which have been prepared following the refusal of planning permission.

As you are aware and acknowledge, these drawings have been prepared in consultation with Essex County Council, as the Local highway Authority, and Mr Tim Dawes, representing the Local Planning Authority. It is proposed to make reference to these drawings in the Conditions to be recommended to the Planning Inspector, as agreed between the two parties. (I have provided the Rule 6 Party with the proposed conditions and invited comments, but without a response as yet.)

I acknowledge that the decision whether to determine the appeal with due regard being given to these drawings is a matter for the Inspector. I will make this request via Mr Robert Wordsworth and will copy you and the Rule 6 Party with the correspondence.

enquiries@framptons-planning.com
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,
Oxfordshire, OX16 0TH
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,
Leamington Spa, Warwickshire, CV32 4PE
T: 01926 831144

On behalf of the Appellants, I am taking the following steps to provide for Consultation on the two plans:

1. Provide the attached correspondence and the two drawings to:
 - All statutory consultees whom UDC consulted on the submitted application (as per the attached List of Neighbours & Consultees, provided by UDC);
 - the occupiers of all properties from which letters of representation were received by UDC (as per the attached List of Public Comments); and
 - the occupiers of all properties consulted by UDC on the application (as per the attached List of Neighbours & Consultees, provided by UDC).
2. Site Notices (enclosed) will be displayed on Radwinter Road.
3. A Press Notice (enclosed) will be placed in *The Saffron Walden Reporter* week commencing 1st August.

I have invited representations to be made to an appointed firm of solicitors, Messers Wright Hassall. Hitherto, Wright Hassall have had no involvement in the planning application or the appeal process. Wright Hassall will forward all correspondences, suitably redacted, to PINS, UDC, the Appellant and the Rule 6 Party. Wright Hassall will confirm in writing that all representations received have been distributed to the Inspectorate and principal parties.

If the LPA has any comments on the Appellants' request to the Inspectorate as proposed, I ask that these are made **by 5pm on Monday 15th August 2022** to:

Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

As an appendix to my Proof of Evidence, I shall set out the actions taken to provide consultation – which I believe is consistent with the so-termed *Wheatcroft Principles* (PINS procedural Guide Annexe M).

Yours sincerely



Mr P J Frampton

Enc: Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design
Dwg No. 20-1142-SK16 Proposed Western Ped-Cycle Link
010822 10680 Example Letter to Consultees
010822 10680 Example Letter to Residents
UDC List of Neighbours & Consultees
10680 List of Public Comments on Application
Site Notice
Press Notice

Appendix D

Letter to Rule 6 Party, dated 1st August 2022

Our Ref: PJF/rp/PF/10680
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

1st August 2022

Georgia Arnold
Committee Clerk & Office Administrator
Saffron Walden Town Council
The Town Hall
Market Street
Saffron Walden
CB10 1HZ

Dear Ms Arnold

TOWN AND COUNTRY PLANNING ACT 1990

**SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY ROSE HALL,
THE EXECUTORS OF MR E C BAKER AND MRS J BAKER**

OUTLINE APPLICATION FOR THE ERECTION OF UPTO 233 RESIDENTIAL DWELLINGS

**INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE
DRAINAGE SYSTEM (SuDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS POINT FROM
RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.**

LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN

APPLICATION REF: UTT/21/2509/OP

APPEAL REF: APP/C1570/W/22/3296426

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OF THE ABOVE APPEAL**

**(THIS IS A CONSULTATION EXERCISE BY THE APPELLANTS, NOT UTTLESFORD DISTRICT COUNCIL AS THE
LOCAL PLANNING AUTHORITY)**

I refer to the above appeal. As you are aware, the Appellants have been able to reach agreement with Uttlesford District Council on all highway related issues that are raised in the reasons for refusal. The LPA has formally informed the Planning Inspector that the highway related reasons for the refusal of planning permission have been addressed.

The Appellants have addressed the highway related reasons for refusal, in part, with the preparation of two plans namely:

- Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design
- Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link

enquiries@framptons-planning.com
www.framptons-planning.com

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T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,
Leamington Spa, Warwickshire, CV32 4PE
T: 01926 831144

These plans are proposed to be referred to in Conditions 21 and 22 of the draft Planning Conditions agreed between the Appellants and the LPA. (I forwarded the list of conditions to you on 21st July 2022).

I acknowledge that the decision whether to determine the appeal with due regard being given to these drawings is a matter for the Planning Inspector. I will make this request via Mr Robert Wordsworth and will copy you and the Local Planning Authority with the correspondence.

On behalf of the Appellants, I am taking the following steps to provide for Consultation on the two plans:

1. Provide the attached correspondence and the two drawings to:
 - All statutory consultees whom UDC consulted on the submitted application (as per the attached List of Neighbours & Consultees, provided by UDC);
 - the occupiers of all properties from which letters of representation were received by UDC (as per the attached List of Public Comments); and
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I have invited representations to be made to an appointed firm of solicitors, Messers Wright Hassall. Hitherto, Wright Hassall have had no involvement in the planning application or the appeal process. Wright Hassall will forward all correspondences, suitably redacted, to PINS, UDC, the Appellant and the Rule 6 Party. Wright Hassall will confirm in writing that all representations received have been distributed to the Inspectorate and principal parties.

If the Rule 6 Party has any comments on the Appellants request to the Inspectorate as proposed, I ask that these are made to **by 5pm on 15th August 2022** to :

Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

Yours sincerely



Mr P J Frampton

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010822 10680 Example Letter to Consultees
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UDC List of Neighbours & Consultees

10680 List of Public Comments on application
Site Notice

Appendix E

Example Letter to Consultees

Our Ref: PJF/rp/PF/10680
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

1st August 2022

<CONSULTEE NAME>
<CONSULTEE JOB TITLE>
<CONSULTEE ORGANISATION>
<ADDRESS>

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY ROSE HALL,
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LOCAL PLANNING AUTHORITY)**

I refer to the above planning application. The Applicants have appealed to the Planning Inspectorate against the refusal of planning permission. The reference of the appeal case is set out above. In addressing the three highway reasons for refusal, the Appellants have prepared two drawings in consultation with Essex County Council Highways and UDC, namely:

- Drawing No 2206-01-TS-01 Rev B Preliminary Traffic Signal Design, which shows the proposed details for the signalisation of the Church Street junction in Saffron Walden.
- Drawing No 20-1142-SK16 Proposed Western Pedestrian/Cycle Link, which shows illustratively the provisions for a pedestrian/cycle link to the western boundary of the appeal site. This link may then enable a connection to be made with a committed housing development.

enquiries@framptons-planning.com
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,
Oxfordshire, OX16 0TH
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,
Leamington Spa, Warwickshire, CV32 4PE
T: 01926 831144

Copies of these drawings are enclosed. The drawings are proposed to be referred to in planning conditions which have been drafted as follows:

21. Prior to the construction of any dwelling, a scheme shall be submitted to, and approved by, the local planning authority which includes the following:

- a) Capacity improvements for the Radwinter Road/Thaxted Road/East Street/Chaters Hill junction as shown in principle on Dwg No. CTP-20-1142 SK10 Rev A;*
- b) Signalisation of the Thaxted Road/Peaslands Road junction as shown in principle on Dwg No. CTP-20-1142 SK11 Rev A;*
- c) Signalisation of the Church Street/High Street junction as shown in principle on Dwg No. 2206-01-TS-01 Rev B.*

The approved works shall include (but not be limited to) all necessary traffic regulation orders, safety audits, lighting, signing and surfacing and shall be implemented prior to first occupation of the development.

22. The details for the layout required by Condition 4 shall make provision for:

- i) a bus turning facility and bus stop within the site as shown in principle in drawing number DE-463-022; and*
- ii) a 3m wide pedestrian and cycle link to the western site boundary in the position as shown in principle on Dwg No. 20-1142 SK16. The pedestrian and cycle use shall be made available for public use.*

It is a matter for the appointed Planning Inspector to determine whether these drawings are to be accepted within the determination of the appeal.

I seek to ensure that all statutory consultees (and those parties who have made representations to the District) are aware of the request and have an opportunity to make any comments on the content of the two drawings to the Inspector. Solicitors, who have had no prior involvement in the planning application or the appeal process have been appointed to receive any representation by post or email. The contact details are:

Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

If you have any comments on the two drawings, please submit these to Wright Hassall **by 5pm on Monday 15th August 2022.**

Following the consultation period, Wright Hassall will issue all representations (with personal information redacted) to the Planning Inspector, Uttlesford District Council and the Rule 6 Party (which comprises Saffron Walden Town Council and Swards End Parish Council).

In addition to this correspondence, Site Notices are being displayed and a Public Notice will appear in *The Saffron Walden Reporter*. The two drawings can be viewed on our website www.framptons-planning.com under Consultation – Saffron Walden.

If there are matters you wish to discuss, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be "PJF", written over a light blue horizontal line.

Mr P J Frampton

Enc: Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design
Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link

Appendix F

Example Letter to Residents

Our Ref: PJF/rp/PF/10680
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

1st August 2022

The Occupier

<ADDRESS>

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

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- Drawing No 2206-01-TS-01 Rev B Preliminary Traffic Signal Design, which shows the proposed details for the signalisation of the Church Street junction in Saffron Walden.
- Drawing No 20-1142-SK16 Proposed Western Pedestrian/Cycle Link, which shows illustratively the provisions for a pedestrian/cycle link to the western boundary of the appeal site. This link may then enable a connection to be made with a committed housing development.

Copies of these drawings are enclosed. The drawings are proposed to be referred to in planning conditions which have been drafted as follows:

21. *Prior to the construction of any dwelling, a scheme shall be submitted to, and approved by, the local planning authority which includes the following:*

enquiries@framptons-planning.com
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,
Oxfordshire, OX16 0TH
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,
Leamington Spa, Warwickshire, CV32 4PE
T: 01926 831144

- a) *Capacity improvements for the Radwinter Road/Thaxted Road/East Street/Chaters Hill junction as shown in principle on Dwg No. CTP-20-1142 SK10 Rev A;*
- b) *Signalisation of the Thaxted Road/Peaslands Road junction as shown in principle on Dwg No. CTP-20-1142 SK11 Rev A;*
- c) *Signalisation of the Church Street/High Street junction as shown in principle on Dwg No. 2206-01-TS-01 Rev B.*

The approved works shall include (but not be limited to) all necessary traffic regulation orders, safety audits, lighting, signing and surfacing and shall be implemented prior to first occupation of the development.

22. *The details for the layout required by Condition 4 shall make provision for:*

- i) *a bus turning facility and bus stop within the site as shown in principle in drawing number DE-463-022; and*
- ii) *a 3m wide pedestrian and cycle link to the western site boundary in the position as shown in principle on Dwg No. 20-1142 SK16. The pedestrian and cycle use shall be made available for public use.*

It is a matter for the appointed Planning Inspector to determine whether these drawings are to be accepted within the determination of the appeal.

My purpose in writing to you, as a person whom was consulted by the District Council when the application was submitted, is to invite any observations on the content of the two drawings. Solicitors, who have had no prior involvement in the planning application or the appeal process have been appointed to receive any representation by post or email. The contact details are:

Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

If you have any comments on the two drawings, please submit these to Wright Hassall **by 5pm on Monday 15th August 2022.**

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Yours sincerely

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Mr P J Frampton

Enc: Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design
Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link

Appendix G

LPA List of Neighbours and Consultees

Appeal Notification Letters Sent

List of Consultees

OIL

Fisher German Chartered Surveyors

GPSS

PO Box 7273

Ashby De-la Zouch

Leicestershire

LE65 2BY

Date Printed: 22 April 2022

NAT

National Air Traffic Services

NERL Safeguarding

NATS CTC Mailbox 27

4000 Parkway

Solent Business Park

Whiteley

PO15 7FL

Date Printed: 22 April 2022

HSE

Health & Safety Executive (Gas Pipeline)

Area Executive

Wren House

Hedgerows Business Park

Colchester Road

Chelmsford

CM2 5PF

Date Printed: 22 April 2022

OHL

UK Power Networks

Date Printed: 22 April 2022

OPENSC

Open Spaces Society

For Essex

Planning Applications In Uttlesford

Date Printed: 22 April 2022

W2

Anglian Water Services Ltd

Planning & Equivalence

Thorpwood House

Thorpwood
Peterborough
PE3 6WT
Date Printed: 22 April 2022

W4
Environment Agency
Planning & Customer Services Manager
Anglian Region Eastern Area
Cobham Road
Ipswich
IP3 9JE
Date Printed: 22 April 2022

W5
Affinity Water Ltd
Asset Sustainability
Tamblin Way
Hatfield
Hertfordshire
AL10 9EZ
Date Printed: 22 April 2022

LEADER
Cllr Lees

Date Printed: 22 April 2022

PARISH
Parish Council

Date Printed: 22 April 2022

WARD
Ward Members

Date Printed: 22 April 2022

SUD
Sustainable Drainage
Essex County Council
DX123300 Chelmsford 7
Date Printed: 22 April 2022

OTHER
Other Consultee

Date Printed: 22 April 2022

SPE
Conservation Officer

Specialist Advice On Historic Buildings And Conservation
Date Printed: 22 April 2022

URBDES
Mr Jack Bennett

Date Printed: 22 April 2022

CHELM
Chelmsford City Council
Planning Services
PO Box 7544
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE
Date Printed: 22 April 2022

ANL
CONSULTEE / NEIGHBOUR NOTIFIED

Date Printed: 22 April 2022

ELE
National Grid Plant Protection (Electricity)
National Grid
Block 1 Floor 2
Brick Kiln Street
Hinckley
Leicestershire
LE10 0NA
Date Printed: 22 April 2022

MOD
Ministry Of Defence
Defence Infrastructure Organisation (DIO)
Hard FM Land Management Services
Bazalgette Pavilion G/F RAF Wyton
Huntingdon
PE28 5EA
Date Printed: 22 April 2022

GAS
Cadent Gas
National Grid Plant Protection
National Grid Block 1
Brick Kiln Street
Hinckley
LE10 0NA
Date Printed: 22 April 2022

CPA
County Planner - Archaeology Section (ECC)
Essex County Council
County Hall
CHELMSFORD
Essex
CM1 1LF
Date Printed: 22 April 2022

OPA
CLH Pipeline Systems - Central Services
Ashdon Road
Saffron Walden
Essex
CB10 2NF
Date Printed: 22 April 2022

MAW
Essex County Council - Minerals And Waste

Date Printed: 22 April 2022

CS
Education & Highways (ECC)
Essex County Council
County Hall
DX 123300 CHELMSFORD 7
Date Printed: 22 April 2022

EEA
ECC Ecology Advice
Essex County Council
Date Printed: 22 April 2022

EN
Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
Crewe
CW1 6GJ
Date Printed: 22 April 2022

EW
Essex Wildlife Trust
Abbots Hall Farm
Great Wigburgh
Colchester
Essex

CO5 7RZ
Date Printed: 22 April 2022

EP
Crime Prevention Tactical Adviser
The Police Station
Blyths Meadow
Braintree
CM7 3DJ
Date Printed: 22 April 2022

BAA
BAA Aerodrome Safeguarding
Airside Ops Ltd
Stansted Airport
Essex
CM24 1QW
Date Printed: 22 April 2022

List of Neighbours

4 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

8 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

Flat 68
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 46
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 38
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 37
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 34
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 29
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 26
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 16
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 13
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 9
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 5
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

3 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

4 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

9 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

5 Sativus Close
Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

33 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

15 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

JCD Smartscreen
Tesco
Radwinter Road
Saffron Walden

Essex
CB10 2JP

Date Printed: 22 April 2022

29 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

54 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

45 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

49 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

48 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

18F Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Ms S Duncan
12 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Mr Mrs Woollerson
8 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Stable Cottage
6C Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

5 Simpkins Close
Saffron Walden
CB11 3NL

Date Printed: 22 April 2022

2 Turnip Hall
Radwinter Road
Saffron Walden
Essex
CB10 2LB

Date Printed: 22 April 2022

9 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

39 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

11 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

10 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

Tesco
Radwinter Road
Saffron Walden
Essex
CB10 2JP

Date Printed: 22 April 2022

Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Flat 4
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

10 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

14 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

Flat 64
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 61
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 58
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 51

Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

17 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Flat 32
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 23
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 4
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

10 Smallbridge Road
Saffron Walden
Essex
CB11 3JH

Date Printed: 22 April 2022

13 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

15 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Saffron Walden Hospital
Radwinter Road
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

1 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

53 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

55 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

4 Pearson Road
Saffron Walden

Essex
CB10 2NT

Date Printed: 22 April 2022

37 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

13 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

1 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

4 Sativus Close
Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

29 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

25 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

7 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

2 Griffin Place
Saffron Walden
Essex
CB10 2NR

Date Printed: 22 April 2022

5 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

10 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

18B Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

6 Smallbridge Road
Saffron Walden
Essex
CB11 3JH

Date Printed: 22 April 2022

23 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

40 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

51 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

Mr Roger McNaught
1 Lime Meadows
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

16 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

4 Ferguson Close
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

3 Simpkins Close
Saffron Walden
CB11 3NL

Date Printed: 22 April 2022

2 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

9 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

3 Lime Meadows
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

12 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

Mr Mitchel Scott
3 Turnip Hall
Radwinter Road
Saffron Walden
Essex
CB10 2LB

Date Printed: 22 April 2022

Mrs Caroline Dabbs

18E Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Flat 66
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 59
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 54
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 48
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 42
Cornell Court

Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

La Maison
25 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

4 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

Mr Ian Ingham
3 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Flat 28
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 20
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 17

Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 14
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 12
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 6
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

13 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Flat 9
Langford Court
Leverett Way
Saffron Walden

Essex
CB10 2NG

Date Printed: 22 April 2022

Mr A Crossman
Leonards
5B Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

8 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

13 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

3 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

10 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

47 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

17 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

3 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

5 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

1 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

6 Griffin Place
Saffron Walden
Essex
CB10 2NR

Date Printed: 22 April 2022

10 Griffin Place
Saffron Walden
Essex
CB10 2NR

Date Printed: 22 April 2022

Mr Sacha Crowe
3 Portsmouth Close
Saffron Walden
Essex
CB10 2NW

Date Printed: 22 April 2022

Mr Stephen Philpot
4 Myhill Close
Saffron Walden
Essex
CB10 2RB

Date Printed: 22 April 2022

25 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

28 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

Bracondale House
6B Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

2 Lime Meadows
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

8 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

4 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

Perretts Amusements
Turnip Hall Farm
Radwinter Road
Saffron Walden
Essex
CB10 2LB

Date Printed: 22 April 2022

13 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

4 Simpkins Close
Saffron Walden
CB11 3NL

Date Printed: 22 April 2022

Annexe At
53 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Annexe To
61 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Annexe At
Campions
12 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

47 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

37A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Steve Patterson
53 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

55 Walden Road
Sewards End

Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

41 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

3 Lords Close
Sewards End
Saffron Walden
Essex
CB10 2EN

Date Printed: 22 April 2022

53A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

2 Lords Close
Sewards End
Saffron Walden
Essex
CB10 2EN

Date Printed: 22 April 2022

Belton
43 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mrs Leonroah Gillman
45 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

39 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

4 Lords Close
Sewards End
Saffron Walden
Essex
CB10 2EN

Date Printed: 22 April 2022

1 Lords Close
Sewards End
Saffron Walden
Essex
CB10 2EN

Date Printed: 22 April 2022

Cornerways
18 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

20 Walden Road
Sewards End
Saffron Walden

Essex
CB10 2LF

Date Printed: 22 April 2022

22 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

49 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Stephen Hasler
Prospect House
Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Campions
12 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Michael Tydeman
14 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

61 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mrs Helen Holder
Everards
57 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Gaytons
16 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Chris Brooks
The Gables
1A The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Mr Bill Hall
7 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

5 Dragons Green
Sewards End

Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

Mr I Kirby
4 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

3 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

Mr Mrs Bird
7 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Mr B Silverster
6 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

5 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

4 The Dreys
Sewards End

Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

3 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

2 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

2A The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

1 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Mr Tony Sandles
28 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

26 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Mr Mrs Barltrop
22 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

20 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

18 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

16 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

15 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

15 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

13 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Mr M Cable
11 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Mr S Harris
7 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

5 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Mrs Debbie Hansen
3 Cole End Lane
Sewards End

Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

1 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Appletree Cottage
1A Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

14 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

13 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

12 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

11 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

10 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

8 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

9 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Mrs Carole Oliver
Cygnus
37B Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Charles Webster
31 Walden Road
Sewards End
Saffron Walden

Essex
CB10 2LF

Date Printed: 22 April 2022

29 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

33 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

19 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mrs Julie Badger
17 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

35 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mill House
10 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

27 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

2 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

24 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

6B Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Mrs Sinnet
21 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

6A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

15 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr Jason Yantin
1 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

Miss Hayley Wilson
Franklands
2A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Tunstall
23 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mrs Kathleen Hutchinson
Bardfield
4 Walden Road

Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Ms K Lester
37 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Pine Lodge
13 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

35A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

21A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

11 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Fairways
8 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr R Edwards
8A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

6 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mrs Janet Procter
6 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

9 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Ms P Lecky-Thompson
20 Cole End Lane
Sewards End
Saffron Walden

Essex
CB10 2LQ

Date Printed: 22 April 2022

Mr R Pike
44 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Mrs Jane Sharp
25 Mapletoft Avenue
Saffron Walden
Essex
CB10 2GX

Date Printed: 22 April 2022

15 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

12 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

Flat 69
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 52
Cornell Court

Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 49
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 44
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 43
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

6 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

Flat 30
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 22
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 21
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 11
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 7
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 6
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Birches
7A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Spruce Lodge
5A Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

4 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

6 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

9 Levellers Road
Saffron Walden
Essex
CB10 2QY

Date Printed: 22 April 2022

1 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

17 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

10 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

15 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

3 Sativus Close
Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

1 Sativus Close
Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

31 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

23 Fairfax Drive

Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

17 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

8 Griffin Place
Saffron Walden
Essex
CB10 2NR

Date Printed: 22 April 2022

2 Portsmouth Close
Saffron Walden
Essex
CB10 2NW

Date Printed: 22 April 2022

5 Myhill Close
Saffron Walden
Essex
CB10 2RB

Date Printed: 22 April 2022

Mr And Mrs Stewart
18A Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

2 Cole End Lane
Sewards End
Saffron Walden

Essex
CB10 2LQ

Date Printed: 22 April 2022

7 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

ADVERTISING RIGHT 0003 AT Tesco Car Park
Tesco Supermarket
Radwinter Road
Saffron Walden
Essex
CB10 2JP

Date Printed: 22 April 2022

Mr Mrs Powell
7A Radwinter Road
Sewards End
Saffron Walden
Essex
CB10 2LR

Date Printed: 22 April 2022

12 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

4 Turnip Hall
Radwinter Road
Saffron Walden
Essex
CB10 2LB

Date Printed: 22 April 2022

8 Cavendish Court
Saffron Walden

Essex
CB11 3JF

Date Printed: 22 April 2022

5 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

3 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

1 Turnip Hall
Radwinter Road
Saffron Walden
Essex
CB10 2LB

Date Printed: 22 April 2022

Pounce Hall
3 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Hopwoods House
9 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Timbers
5 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

5 Ferguson Close
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

23 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

17 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

2 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

16 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

Flat 67

Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 60
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 57
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 53
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 41
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 39
Cornell Court

Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Mr colin pringle
23 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Mr chris stokley
Cendra
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Flat 19
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 8
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 2
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 7
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

4 Smallbridge Road
Saffron Walden
Essex
CB11 3JH

Date Printed: 22 April 2022

12 Smallbridge Road
Saffron Walden
Essex
CB11 3JH

Date Printed: 22 April 2022

5 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

9 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

12 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

16 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

18 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

49 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

11 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

41 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

5 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

8 Sativus Close

Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

27 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

21 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

19 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

4 Griffin Place
Saffron Walden
Essex
CB10 2NR

Date Printed: 22 April 2022

9 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

5 Portsmouth Close
Saffron Walden
Essex
CB10 2NW

Date Printed: 22 April 2022

19 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Mr J Coster
18C Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

8 Smallbridge Road
Saffron Walden
Essex
CB11 3JH

Date Printed: 22 April 2022

27 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

43 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

52 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

53 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

41 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

Mrs Julia Clark
Oak View
18G Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Mr paul Ward
18 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Brickaby
14 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

3 Ferguson Close
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

5 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

3 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

6 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

ATM Site
Tesco
Radwinter Road
Saffron Walden
Essex
CB10 2JP

Date Printed: 22 April 2022

24 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

50 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

11 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

2 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

3 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

21 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

Flat 73
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 55
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 47
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 45
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 36
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 33
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

21 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

1 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

19 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Flat 27
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 25
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

15 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

1 Simpkins Close
Saffron Walden
CB11 3NL

Date Printed: 22 April 2022

16 Smallbridge Road
Saffron Walden

Essex
CB11 3JH

Date Printed: 22 April 2022

14 Smallbridge Road
Saffron Walden
Essex
CB11 3JH

Date Printed: 22 April 2022

7 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

4 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

8 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

45 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

8 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

2 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

9 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

5 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

19 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

11 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

11 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

12 Griffin Place
Saffron Walden
Essex

CB10 2NR

Date Printed: 22 April 2022

3 Myhill Close
Saffron Walden
Essex
CB10 2RB

Date Printed: 22 April 2022

18D Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

26 Horn Book
Saffron Walden
Essex
CB11 3JN

Date Printed: 22 April 2022

47 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

Mrs Sonia Shaw
Brickables Barn
6D Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Flat 3
2 Ferguson Close
Saffron Walden

Essex
CB11 3HY

Date Printed: 22 April 2022

1 Ferguson Close
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

10 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

12 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

9 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

7 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

17 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

2 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Mrs Valerie Waite
39 Radwinter Road
Sewards End
Saffron Walden
Essex
CB10 2LR

Date Printed: 22 April 2022

Mr jonathon Toy
Franklands
2A Walden Road
Sewards End Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

5 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

High View
6 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Flat 3
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Flat 2
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Flat 1
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

29 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

6 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

Flat 72
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 70
Cornell Court
Smallbridge Road

Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 62
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 56
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 35
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

2 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

Flat 15
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 3
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 8
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

Flat 5
Langford Court
Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

2 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

10 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

2 Smallbridge Road
Saffron Walden

Essex
CB11 3JH

Date Printed: 22 April 2022

15 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

14 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

7 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

43 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

7 Sativus Close
Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

7 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

4 Portsmouth Close
Saffron Walden
Essex
CB10 2NW

Date Printed: 22 April 2022

2 Myhill Close
Saffron Walden
Essex
CB10 2RB

Date Printed: 22 April 2022

17 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

11 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

Cherry Tree House
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

5 Andrews Close
Saffron Walden
CB11 3JP

Date Printed: 22 April 2022

Mod Oil Fuel Depot
Radwinter Road
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

Flat 1
2 Ferguson Close
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

1 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

3 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

2 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

2 Simpkins Close
Saffron Walden
CB11 3NL

Date Printed: 22 April 2022

Hand Car Wash
Tesco Supermarket
Radwinter Road
Saffron Walden

Essex
CB10 2JP

Date Printed: 22 April 2022

Flat 71
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 65
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 63
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 50
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 40
Cornell Court
Smallbridge Road
Saffron Walden
Essex

CB11 3NS

Date Printed: 22 April 2022

Flat 31
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 24
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

Flat 18
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

6 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Ambulance Station
Radwinter Road
Saffron Walden
Essex
CB10 2LB

Date Printed: 22 April 2022

11 Wallace Road
Saffron Walden
Essex
CB10 2QZ

Date Printed: 22 April 2022

6 Eddystone Avenue
Saffron Walden
Essex
CB10 2PS

Date Printed: 22 April 2022

51 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

Ms M James
20 The Dreys
Sewards End
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Ms B Moore
65 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Mr Mrs Willey
The Owls
25 Radwinter Road
Sewards End
Saffron Walden
Essex
CB10 2LR

Date Printed: 22 April 2022

Mr Richard Gilyead
14 Farmadine
Saffron Walden
Essex
CB11 3HP

Date Printed: 22 April 2022

Mr Oscar Wilson-Toy
Franklands
2A Walden Road
Sewards End Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Mr John Goodacre
71 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Ms C Ractliff
Highlands
Radwinter Road
Sewards End
Saffron Walden
Essex
CB10 2LR

Date Printed: 22 April 2022

Ms J Fuller
64 De Vigier Avenue
Saffron Walden
Essex
CB10 2BN

Date Printed: 22 April 2022

Mr Graeme Procter
6 Dragons Green
Sewards End
Saffron Walden
CB10 2GP

Date Printed: 22 April 2022

Mrs David Biggs
67 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Dr Ms A K Marr Ainley
1 Field Barn
New House Lane
Ashdon
Saffron Walden
Essex
CB10 2LX

Date Printed: 22 April 2022

Mr A Wallhead
4 Tylers
Sewards End
Saffron Walden
Essex
CB10 2LN

Date Printed: 22 April 2022

Mrs Sally Watts
1 Flint Cottages
Radwinter Road
Sewards End Saffron Walden
Essex
CB10 2ST

Date Printed: 22 April 2022

Mr Mrs Shaw
Brickables Barn
6D Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Mr Ms R P Mance Griffiths
Greatford Cottage
Stocking Green

Stocking Green Road
Radwinter
Saffron Walden
Essex
CB10 2SS

Date Printed: 22 April 2022

Mr M Collecott
Sewards End Farmhouse
13 Redgates Lane
Sewards End
Saffron Walden
Essex
CB10 2LW

Date Printed: 22 April 2022

Ms S Correia
Tregantle
79 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Mr J Gosling
Woodstones
Sewards End

Date Printed: 22 April 2022

Ms R Stevenson
The Old Smithy
6 Redgates Lane
Sewards End
Saffron Walden
Essex
CB10 2LW

Date Printed: 22 April 2022

Mr R Hutchinson
Bardfield
4 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

Mr Tony Oliver
Cygnus, 37B Walden Road
Sewards End
Saffron Walden
CB10 2LF

Date Printed: 22 April 2022

Mr Max Dutton
2 Tylers
Sewards End
Saffron Walden
Essex
CB10 2LN

Date Printed: 22 April 2022

Mrs S Goodfellow
Orchard House
52 Walden Road
Sewards End Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Mr E Gildea
Flat 3
Eastacre
Chaters Hill
Saffron Walden
Essex
CB10 2AB

Date Printed: 22 April 2022

S Hughes
8 Jennings Road
Saffron Walden
CB11 3NJ

Date Printed: 22 April 2022

Ms L O'Carroll
Iceni
Da Vinci House
44 Saffron Hill
London

EC1N 8FH

Date Printed: 22 April 2022

Mr Hadley Pritchard
The Towers
Walden Road
Sewards End Saffron Walden
Essex
CB10 2LF

Date Printed: 22 April 2022

Mr John Argent
Radwinter Cottage
5 Radwinter Road
Sewards End Saffron Walden
Essex
CB10 2LR

Date Printed: 22 April 2022

Mr Adrian Wright
9 Redgates Lane
Sewards End
Saffron Walden
Essex
CB10 2LW

Date Printed: 22 April 2022

Mrs Mary Sandles
28 The Dreys
Saffron Walden
Essex
CB10 2LL

Date Printed: 22 April 2022

Mr S Harris
Tregantle
79 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

Mr Ben Davies
Elms Farm

42 Walden Road
Sewards End Saffron Walden
Essex
CB10 2LG

Date Printed: 22 April 2022

6 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

35 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

39 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

7 Pearson Road
Saffron Walden
Essex
CB10 2NT

Date Printed: 22 April 2022

2 Sativus Close
Saffron Walden
Essex
CB10 2NS

Date Printed: 22 April 2022

6 Sativus Close
Saffron Walden
Essex

CB10 2NS

Date Printed: 22 April 2022

13 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

9 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

3 Fairfax Drive
Saffron Walden
Essex
CB10 2NP

Date Printed: 22 April 2022

11 Leverett Way
Saffron Walden
Essex
CB10 2NG

Date Printed: 22 April 2022

1 Portsmouth Close
Saffron Walden
Essex
CB10 2NW

Date Printed: 22 April 2022

1 Myhill Close
Saffron Walden
Essex
CB10 2RB

Date Printed: 22 April 2022

Mr Adrian knowles
Beech House
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

42 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

46 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

44 Horn Book
Saffron Walden
Essex
CB11 3JW

Date Printed: 22 April 2022

Mrs Sarah Mckernan
6A Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

The Vineyard
Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LJ

Date Printed: 22 April 2022

4 Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

8A Cole End Lane
Sewards End
Saffron Walden
Essex
CB10 2LQ

Date Printed: 22 April 2022

Flat 2
2 Ferguson Close
Saffron Walden
Essex
CB11 3HY

Date Printed: 22 April 2022

7 Simpkins Close
Saffron Walden
CB11 3NL

Date Printed: 22 April 2022

1 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

6 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

4 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

1 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

15 Overledges Road
Saffron Walden
CB11 3NB

Date Printed: 22 April 2022

7 Cavendish Court
Saffron Walden
Essex
CB11 3JF

Date Printed: 22 April 2022

Mrs Hazel Mack
1 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

High Trees House
7 Walden Road
Sewards End
Saffron Walden
Essex
CB10 2LE

Date Printed: 22 April 2022

7 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

1 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

5 The Spike
Saffron Walden
Essex
CB11 3GA

Date Printed: 22 April 2022

Flat 1
Cornell Court
Smallbridge Road
Saffron Walden
Essex
CB11 3NS

Date Printed: 22 April 2022

25 Campling Street
Saffron Walden
Essex
CB10 2PT

Date Printed: 22 April 2022

Appendix H

Site Notice

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY ROSE
HALL, THE EXECUTORS OF MR E C BAKER AND MRS J BAKER
OUTLINE APPLICATION FOR THE ERECTION OF UPTO 233 RESIDENTIAL DWELLINGS
INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE
DRAINAGE SYSTEM (SuDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS POINT FROM
RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.
LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN
APPLICATION REF: UTT/21/2509/OP
APPEAL REF: APP/C1570/W/22/3296426**

Notice is given that the Appellants are making a request to the appointed Planning Inspector to determine the appeal with due consideration being given to two drawings which have been prepared following the refusal of planning permission.

These drawings have been prepared in consultation with Essex County Council, the Local Highway Authority, and Uttlesford District Council. The above drawings are referred to in the proposed planning conditions.

The two drawings may be viewed on the Framptons Town Planning website www.framptons-planning.com under Consultation – Saffron Walden.

Hard copies of the drawings are available upon request from Framptons Town Planning (01295 672310) or email enquiries@framptons-planning.com. A reasonable charge may be made for printing and postage.

Any representations on the context of these drawings are invited to be sent to:

Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

by 5pm on Monday 15th August 2022.

Wright Hassall will forward all representations received to the Planning Inspectorate, Uttlesford District Council, the Appellant and the Rule 6 Party. The names of correspondents will be redacted to meet General Data Protection Regulation (GDPR).

Signed on behalf of the Appellants



P J Frampton
Frampton Town Planning Ltd

Monday 1st August 2022

Appendix I

Wheatcroft Site notice photos in situ

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY
ROSE HALL, THE EXECUTORS OF MR E C BAKER AND MRS J BAKER**

LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN

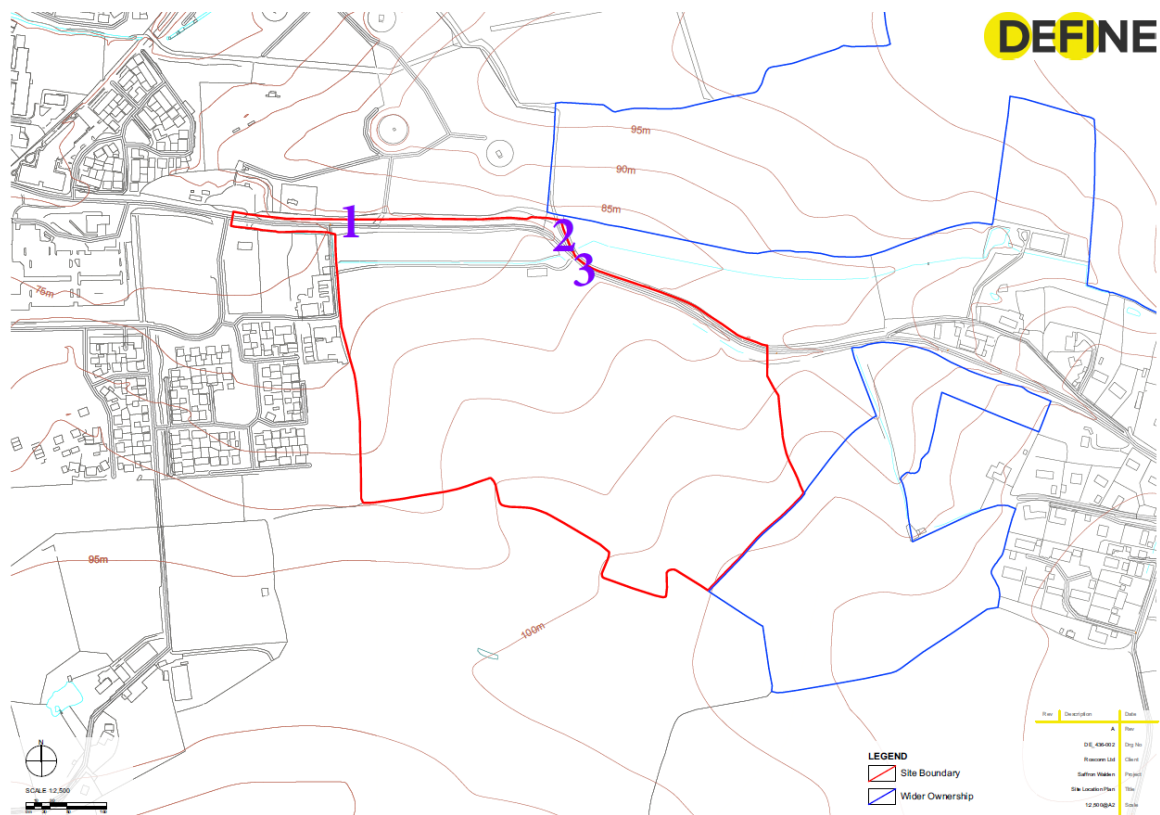
APPLICATION REF: UTT/21/2509/OP

APPEAL REF: APP/C1570/W/22/3296426

WHEATCROFT AMENDMENT REQUEST

SITE NOTICES

Annotated Plan showing Approximate Locations of Site Notices



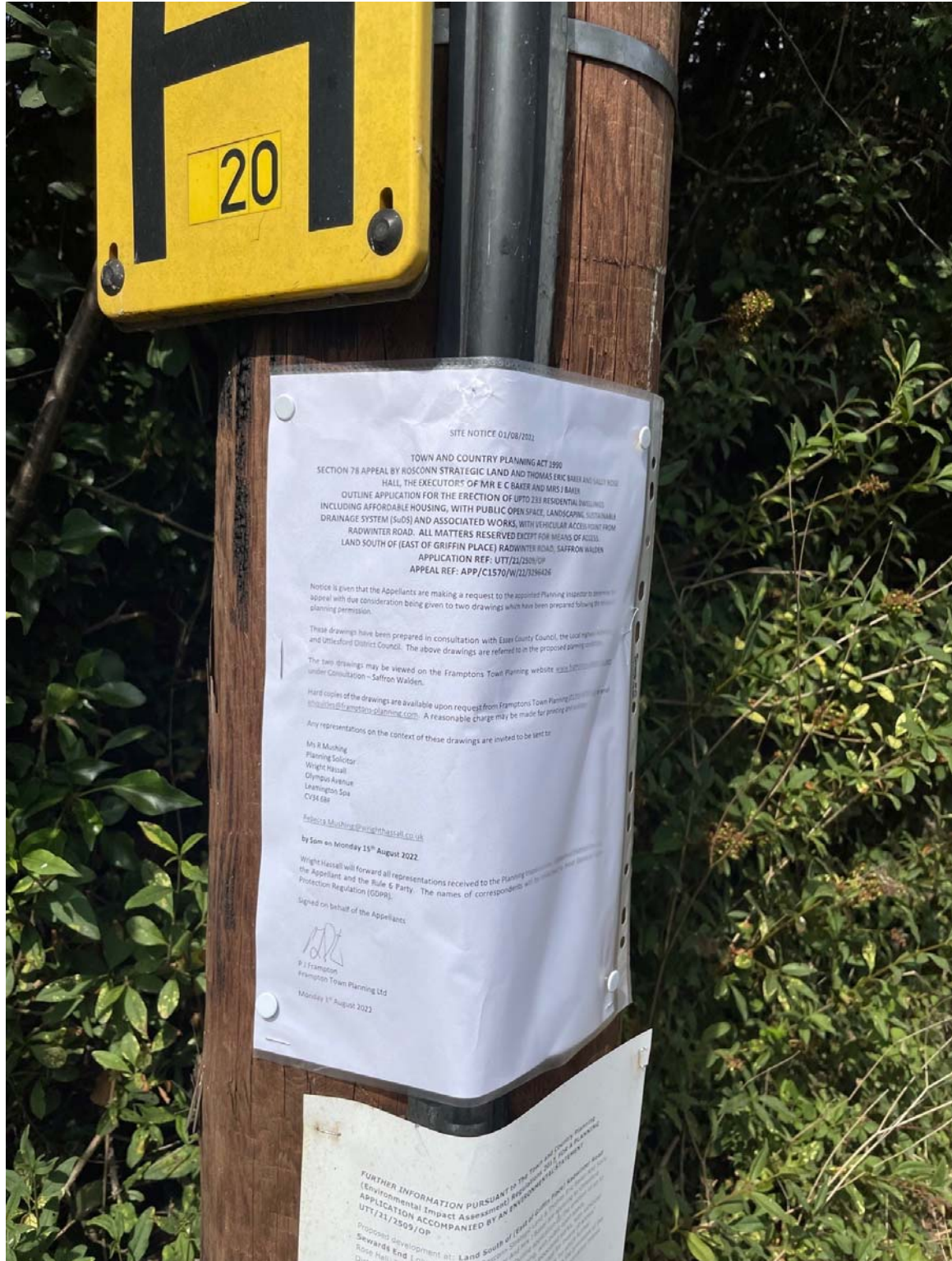
List of Photographs of Site Notices

Locations numbered as follows:

- Location 1: Western end of site frontage, opposite Radwinter Road – on telegraph pole
- Location 2: On footpath sign – wrapped around pole
- Location 3: Next to field access – on footpath post

Photographs of Site Notices in Situ

Location 1(a)



Location 1(b)



Location 1(c)



Location 2(a)

SITE NOTICE 01/08/2022

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER
HALL, THE EXECUTORS OF MR E C BAKER AND MRS J BAKER
THE APPLICATION FOR THE ERECTION OF UPTO 233 RESIDENTIAL
AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING
SYSTEM (SuDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS
RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF
AND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON
APPLICATION REF: UTT/21/2509/OP
APPEAL REF: APP/C1570/W/22/3296426

that the Appellants are making a request to the appointed Planning Board for consideration being given to two drawings which have been prepared for submission.

have been prepared in consultation with Essex County Council, the District Council. The above drawings are referred to in the proposed

Drawings may be viewed on the Framptons Town Planning website
 Consultation - Saffron Walden.

of the drawings are available upon request from Framptons Town Planning
frampton-planning.com. A reasonable charge may be made for printing.

...ations on the context of these drawings are invited to be sent to:

Living
 Indicator
 Small
 Avenue
 Spa

zhing@wrightassail.co.uk

Monday 15th August 2022

...sent received to the Planning Inspector

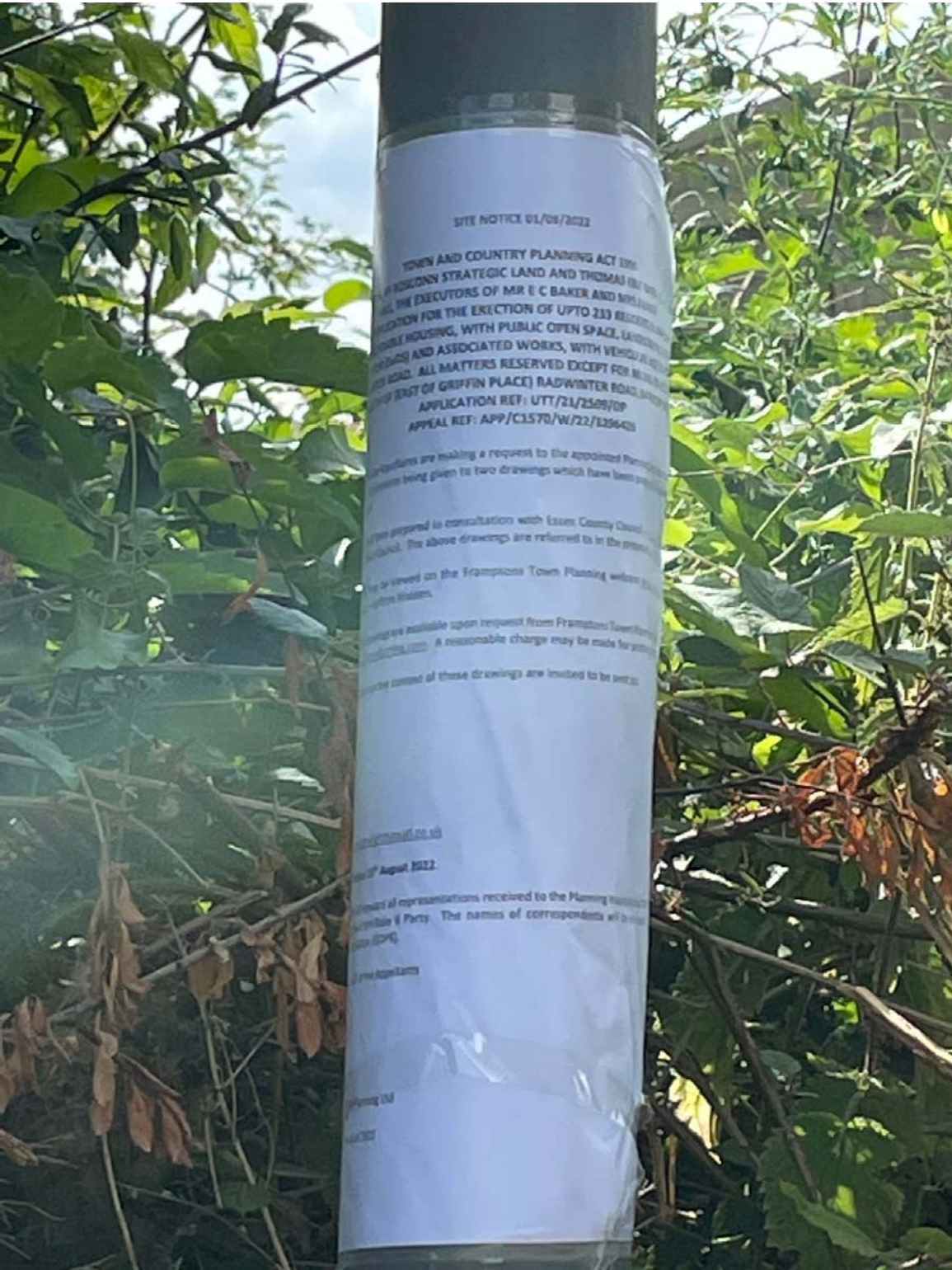
Location 2(b)



Location 2(c)



Location 3(a)



Location 3(b)



Location 3(c)



Location 3(d)



Appendix J

Public Notice inserted in *The Saffron Walden Reporter*, 4th August 2022

Saffron Walden Reporter

ARCHANT

Thursday, August 04, 2022

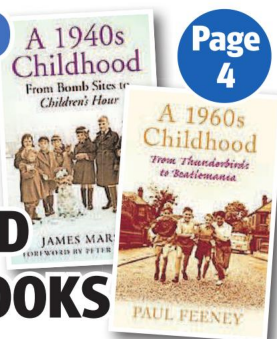
www.saffronwaldenreporter.co.uk

£1.00 where sold



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Page 4

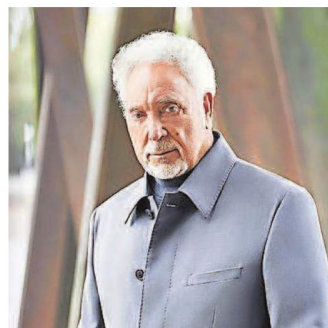
Bikers show support for café

Page 2



Sir Tom set for Audley End

Page 9



Dane's 300-mile trek for mental health

Dane raised over £2,000 for mental health charity Mind



Dane North from Debden walked 300 miles to raise money for Mind

Firefighter Dane North, from Debden, walked 300 miles from his home in Carver Barracks to his home village of Brotton to raise money for mental health charity Mind.

Although Dane originally planned to complete the journey in 10 days, he managed to finish it in nine - taking only a backpack with him, sleeping outdoors and relying on the kindness of others to provide him with food along the way.

Dane, who raised over £2,000 for the charity - smashing his original £1,000 target, said: "When I started the challenge, sleeping rough and getting

ANNE SUSLAK
anne.suslak@archant.co.uk

water didn't bother me - it was getting food I thought I would struggle with and to be honest I didn't think I would last three days.

"But by speaking out and asking for help I got the help I needed, I've always said don't man up, speak up.

"I'd like to thank my family and friends for all their support and keeping track of me in case I came into trouble."

Full story: Page 3



Page 5

Bishop visits Walden deanery



Kitchens

Gi FURNITURE

Goddards Interiors
Salaman House, Within Waitrose car park,
Saffron Walden, Essex CB10 1EH
Telephone: 01799 522581
www.goddardsinteriors.co.uk

The Kitchen Bathroom Bedroom Specialists Association

DESIGN
SUPPLY
INSTALLATION

kbsa

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2-4 September 2022

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*10% off adult/over 65s standard entry tickets only, not valid on English Heritage Member tickets. Ends 23:59pm on 20 August 2022. Discounts do not apply to English Heritage Member tickets or added extras. £3.95 transaction fee applies. Details correct at time of print. The Gardeners' World logo is a trademark of the BBC. © BBC. The Good Food trademark is used under licence from Immediate Media Company London Limited. Organised by Immediate Live (trading name of River Street Events Ltd)

In association with **ENGLISH HERITAGE**

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PUBLIC NOTICES

Legal and Public Notices

Uttlesford District Council Town and Country Planning Acts

Application documents can be viewed on line at uttlesford.gov.uk. Representations should be made via Public Access at uttlesford.gov.uk or in writing by 25 August 2022 including name and full address. Any representations will be taken into account and be made available for public inspection.

(I) Application For Listed Building Consent (II) Development Affecting The Character Or Appearance Of A Conservation Area (III) Development Affecting The Setting Of A Listed Building (IV) Major Development (VI) Affecting a Public Right of Way (HHF) Householder Application

(III) (I)	UTT/22/2088/HHF UTT/22/2129/LB	Demolition of existing garage and replacement with 2 bay cart lodge, bicycle store and gym	Bury Cottage Gaston Hill Little Hallingbury CM22 7QR
(III)	UTT/22/2042/FUL	Demolition of existing outbuilding and erection of 1 no. detached dwelling	Old Hill Sampford Road Radwinter CB10 2TL
(III)(VI) (I)	UTT/22/2065/HHF UTT/22/1983/LB	Extension to existing annexe building.	Garnish Hall Chelmsford Road Margaret Roding CM6 1QL
(III) (I)	UTT/22/1373/HHF UTT/22/1374/LB	Refurbishment including removal of additions and reinstatement of 18th century form, reinstatement of historic windows, addition of two storey extension and landscaping changes.	Painters Farm Butlers Lane Saffron Walden CB10 2ND
(VI)	UTT/22/2049/FUL	Variation of condition 4 of UTT/20/0805/FUL - Amendments to hard landscaping works	Land at Bury Grove Whiteditch Lane Newport CB11 3UD
(III)	UTT/22/1091/HHF	Extension to detached garage and replacement of pitched roof to include rooflights, to convert to Summer House. Replacement detached garage/store (amendment to UTT/20/3414/HHF).	Clock House Cottage Hawkins Hill Little Sampford CB10 2QW
(III)	UTT/22/1999/FUL	2no. sail canopies, replacement of outdoor paving, and a new play tower	Debden Church of England Primary School Debden CB11 3LE
(IV)(III)	UTT/22/2035/FUL	Erection of 30 no. new self-build and custom dwellings	Land east of St Edmunds Lane North of Tower View Drive Dunmow
(IV)	UTT/22/1947/FUL	Demolition of buildings (in B8 and ancillary Use) and erection of storage, packing, distribution and ancillary buildings (B8 Use). Erection of 1 no. dwelling. All related works, landscaping and infrastructure	Camp Poultry Farm Mill Lane Hatfield Heath CM22 7AA
(I) (II)(III)	UTT/22/1976/LB UTT/22/1975/HHF	Side and rear single storey extensions, fenestration alteration, dormer window	Bacons Farm Crow Street Henham CM22 6AG
(II)(III)	UTT/22/2054/HHF	Two storey front and side extension. Replace conservatory with single storey garden room.	3 Bolford Street Thaxted CM6 2PY
(I) (III) (III) (I)	UTT/22/2008/LB UTT/22/2007/HHF UTT/22/2009/HHF UTT/22/2010/LB	Installation of ground source heat pump collector pipes in bore holes and equipment in the house Installation of solar PV panels and equipment in the cottage.	The Old Rectory Little Bardfield Braintree CM7 4TW
(III)	UTT/22/2044/FUL	S73A Retrospective application for change of use of paddock land with new enclosures, surfacing, containers and seating area; and siting of removable covered enclosure to extended dressage area	Frenches Farm Oxen End Little Bardfield
(III)	UTT/22/2080/HHF	Replacement of septic tank with a mini sewage treatment plant and discharge pipe.	2 Yew Tree Cottage Stanbrook Road Thaxted CM6 2NL
(I)	UTT/22/2083/LB	Replacement windows	10 Church End Dunmow CM6 2AF
(III)	UTT/22/1993/FUL	Erection of 2no. dwellings with detached garages and amended residential access	Land Adj. The Forge Duton Hill
(I)	UTT/22/2050/LB	Retention of a replacement front door.	6 Church End Dunmow CM6 2AF
(VI)	UTT/22/2067/FUL	Erection of garage for plot 4	4 Eastfield Stables May Walk Elsenham Road Stansted CM24 8SS
(I)	UTT/22/1574/LB	Proposed replacement of 5 no. first floor windows.	Dove House The Green Widdington CB11 3SD
(II)(III) (I)	UTT/22/1950/FUL UTT/22/1951/LB	External works including removal and making good of nameplate, night safe, signage, ATM, and letterbox to be sealed. Infill of aperture with stonework to match existing.	12A Market Place Saffron Walden CB10 1HR
(II)(III) (I)	UTT/22/1916/FUL UTT/22/1917/LB	External works including removal nameplate, night safe, signage, ATM, ATM light and CCTV camera. Infill of existing aperture, and new render to match existing colour.	14 High Street Great Dunmow CM6 1AA

Council Offices
London Road
SAFFRON WALDEN, Essex CB11 4ER

Dean Hermitage
Director of Planning

Dated: 04 August 2022

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY ROSE HALL, THE EXECUTORS OF MR E C BAKER AND MRS J BAKER

OUTLINE APPLICATION FOR THE ERECTION OF UP TO 233 RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE DRAINAGE SYSTEM (SuDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS POINT FROM RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.

LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN

APPLICATION REF: UTT/21/2509/OP

APPEAL REF: APP/C1570/W/22/3296426

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Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

by 5pm on Monday 15th August 2022.

Wright Hassall will forward all representations received to the Planning Inspectorate, Uttlesford District Council, the Appellant and the Rule 6 Party. The names of correspondents will be redacted to meet General Data Protection Regulation (GDPR).

Signed on behalf of the Appellants

P J Frampton
Frampton Town Planning Ltd
Monday 1st August 2022

HELEN BELINDA THURGOOD (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 8 Meadowlands, Bishops Stortford, Hertfordshire, CM23 2HY, who died on 20/03/2022, are required to send written particulars thereof to the undersigned on or before 05/10/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

LEVER & CO. SOLICITORS,
25 White Horse Court, North Street, Bishops Stortford, Hertfordshire, CM23 2LD

HENRY CHRISTOPHER BLACKIE (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of Waterhall, Thaxted Road, Debden, Saffron Walden, Essex, CB11 3LS, who died on 25/11/2021, are required to send written particulars thereof to the undersigned on or before 05/10/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

MESSRS. HOARE TRUSTEES,
37 Fleet Street London, EC4P 4DQ

MARILYN ANN COMPTON (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 9 Burghley Close, Great Notley, Braintree, Essex, CM77 7WY, who died on 12/01/2022, are required to send written particulars thereof to the undersigned on or before 05/10/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

NEUWAL SOLICITORS,
Helmont House, Churchill Way, Cardiff, CF10 2HE(Ref:681241.001)

ALAN MICHAEL MORRIS NINEBERG (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 25 Burgates Road, Little Canfield, Dunmow, Essex CM6 1FW, who died on 07/05/2022, are required to send written particulars thereof to the undersigned on or before 05/10/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Raffingers Probate Ltd, Unit 19-20, Bourne Court, Woodford Green, Essex IG8 8HD (Ref:C186)

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APPENDIX 2

Heads of Terms for Planning Obligations

Schedule of Draft S106 HoTs as Agreed between UDC, ECC and Appellant – Land south of Radwinter Road, Saffron Walden (08/08/2022)

Item	With	Summary
Affordable Housing	UDC	<ul style="list-style-type: none"> • 40% AH provision (5% to B. Regs. M4(3)) • Tenure: <ul style="list-style-type: none"> ○ 70% Affordable Rent ○ 25% First Homes (30% discount against market value and price cap of £250,000) ○ 5% Shared Ownership
Health Contribution	UDC	£513.86 per dwelling
POS Maintenance	UDC	<ul style="list-style-type: none"> • To be offered to Swards End Parish Council, or otherwise Management Company • If taken up by SEPC, to pay a maintenance contribution of £1,400 per dwelling
Self/Custom Build	UDC	5% of total Open Market Dwellings
Education Contributions	ECC	<ul style="list-style-type: none"> • Early Years and Childcare – Pupil Product (Qualifying Flats 0.045 or Qualifying Houses 0.09) x Cost Generator (£17,268) • Primary - Pupil Product (Qualifying Flats 0.15 or Qualifying Houses 0.3) x Cost Generator (£17,268)
Library Contribution	ECC	£77.80 per dwelling
Sustainable Transport Contributions	ECC	<ul style="list-style-type: none"> • £2,600 per dwelling to fund improvements to enhance bus services • Town Wide Car Club: <ul style="list-style-type: none"> ○ £300 per dwelling – annual membership for 5 years ○ £80 per dwelling – 10 hour driving credit ○ £43,333 – pump priming operational costs of 1 electric vehicle for 5 years

		<ul style="list-style-type: none"> £100 Sustainable Travel Voucher per dwelling (for bus/rail tickets/passes or to purchase of bicycle/electric bicycle)
Pedestrian & Cyclist Improvements	ECC	<ul style="list-style-type: none"> Improvement to existing uncontrolled crossing facility at the Tesco site access for pedestrians on Radwinter Road Reasonable endeavours obligation to extend proposed 3m wide shared footway/cycleway from western boundary of Appeal Site over third party land to link to Redrow Homes proposed 3m wide shared footway/cycleway
Safeguarded Land for Potential Future Relief Road	ECC	To safeguard land within the Appeal Site so as not to prejudice its future use for the purpose of an upgrade to a relief road from Radwinter Road to the southern boundary of the Appeal Site
Residential Travel Plan Monitoring Fee	ECC	£1,596 per annum from 1 st occupation for 5 years
S106 Monitoring Costs	UDC and ECC	Agreeable in principle s/t clarification

APPENDIX 3

Email to PINS, dated 4th August 2022

Gina Parle

From: Gina Parle on behalf of Peter Frampton
Sent: 04 August 2022 14:11
To: 'Wordsworth, Robert'
Cc: 'Tim Dawes'; 'Georgia Arnold'; 'pkratz@gscsolicitors.com'
Subject: Appeal Ref: APP/C1570/W/22/3296426 - Land South of Radwinter Road, Saffron Walden - The Position of the Rule 6 Party

Importance: High

Our ref: PJF/gp/PF/10680

Dear Robert

Town and Country Planning Act 1990
Appeal Ref: APP/C1570/W/22/3296426
Land South of Radwinter Road, Saffron Walden
The Position of the Rule 6 Party

I refer to the email from Georgia Arnold dated yesterday [13.51], providing you and the Appellants with a copy of the draft Scott Schedule as inputted by the Rule 6 Party.

It is evident from this document that the Rule 6 Party now intends to call a landscape witness and a heritage witness – see sections C1 – C7 and D1, D2, D4 and D5. The Notes of the Case Management Conference (v3 dated 20th June 2022) refer to the Rule 6 Party calling one witness (relating to Air Quality). The Appellants are very concerned that, within seven days of the exchange of Proofs of Evidence, this disclosure is being made – and more may need to be made about this situation at the end of the Inquiry.

In view of the time available, Written Statements to matters raised in the Rule 6 Party's Statement of Case are now being prepared as a Proof of Evidence – albeit there will need to be formal rebuttal evidence when the witnesses have had a proper opportunity to consider the evidence of the Rule 6 Party.

Kind regards

Peter J Frampton
BSc (Hons), TP, MRICS, MRTPI

CC: Tim Dawes
Georgia Arnold
Philip Kratz



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APPENDIX 4

Written Statement on Sustainability and Climate Change

Sustainability Report

Land South of Radwinter Road

Planning Ref: UTT/21/2509/OP

Appeal Ref: APP/C1570/W/22/3296426

On behalf of Rosconn Strategic Land

July 2022



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This Sustainability Appraisal (SA) report has been produced on behalf of Rosconn Strategic Land to demonstrate that the proposed residential development at Land South of Radwinter Road, Saffron Walden, constitutes sustainable development.

On the 18th of March 2022, Uttlesford District Council (UDC) refused planning permission for development of up to 233 dwellings at Radwinter Road, Saffron Walden, stating (with other reasons) that:

- Paragraph 1: *The application has not demonstrated that pedestrian and cycle movement with neighbouring areas have been given priority.*
 - a. *There is no permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists.*
 - b. *The quality of the key routes for pedestrians and cyclists has not been assessed and limited improvement is proposed for mitigation"*

- Paragraph 2.c.i: *There is not sufficient information to demonstrate effective mitigation to promote sustainable transport and help limit the impact of the development on the town highway network; and*
- Paragraph 4: *The proposed development would fail to provide and facilitate active travel measures and would therefore have a negative impact on the climate, the environment, and the local and national emissions goals.*

This report demonstrates that the proposed residential development at Land South of Radwinter Road does constitute sustainable development in accordance with local and national policy requirements.

The Appeal Site is in a sustainable location with access to a wide range of facilities and services which would enable future residents to walk or cycle, helping to reduce the number of car-based journeys and associated environmental impact. The proposals also contain a number of measures to give priority to pedestrian and cycle movement,

improve accessibility of the site and promote sustainable and active modes of transport. Alongside measures originally proposed, further measures have been identified by the Appellant in addition to those presented with the Outline Planning Application (OPA) and have been incorporated into proposals. These can be secured by condition and/or S106 agreements. These measures include:

- Provision through the submission of Reserved Matters of a comprehensive network of pedestrian and cycle routes within the development;
- An assessment of the quality of key routes to and from the site;
- Suggested improvements to a pedestrian crossing point and a new uncontrolled pedestrian crossing to connect the development to the north side of Radwinter road;
- Implementation of a travel plan and travel plan coordinator to promote walking, cycling, public transport options;
- Secure storage areas for bicycles;

- The provision of two new bus stops on Radwinter Road, a bus turning area within the development, and provision of a financial contribution towards the provision of bus services in Saffron Walden;
- All dwellings with on-plot parking will be provided with at least one EV charging point and unallocated spaces will be provided with cabling; and
- A car club parking space with Electric Vehicle Charging Point would be provided within the development alongside financial contributions to encourage future residents to take part.
- Proposed provision of a new pedestrian cycle link which improves permeability into neighbouring developments and provides an alternative route into Saffron Walden.

Together, these measures meet the requirements of Policy GEN1 of the Local Plan and respond positively to UDC's Climate Emergency and Interim Climate Change Planning Policy. The proposals and further measures agreed with UDC/ECC to be secured by condition and/or S106 agreements successfully address the RfR set out in paragraph 1a, 1b, 4 and 2.c.i of the refusal notice issued by UDC, as well as the response from the Climate Change Project Officer at Essex County Council (ECC).

The proposals also incorporate measures to mitigate and adapt to climate change in accordance with Policy GEN1 of the Local Plan (2005), UDC's Energy Efficiency and Renewable Energy SPD, and the Interim Climate Change Planning Policy.

The measures proposed demonstrate how the development will minimise impact on the climate and environment and contribute to achieving both local and national emissions goals, addressing the RfR set out in paragraph 4 of UDC's decision note.

This evidence has been prepared to demonstrate how the proposed development at Radwinter Road, Saffron Walden responds positively to local and national sustainability policy and the reasons for refusal of planning permission.

1.1 This Statement has been prepared by Turley Sustainability on behalf of Rosconn Strategic Land (hereafter referred to as The Appellant) whom are appealing against the refusal of planning permission (UTT/21/2509/OP) for residential led development at Land South of Radwinter Road, Saffron Walden.

1.2 This statement is evidence to provide the detail of the various measures incorporated into the Appellants proposals to deliver a sustainable development in line with local and national policy.

Site Context

1.3 The Appeal Site extends in total to 18.3ha in size and is located to the east of Saffron Walden, within the administrative boundaries of Uttlesford District Council (hereafter referred to as UDC).

1.4 The Site currently comprises agricultural farmland with one smaller narrow rectangular pasture field to the north adjacent to Radwinter Road and a larger arable field occupying the remainder of the Site.

1.5 Vehicular access to the Site is currently provided in the form of agricultural grade accesses off Radwinter Road, Griffin Place, and adjacent fields.

1.6 There are no Public Rights of Way (PRoW) on the Site itself, however there are a number of PRoW within close proximity of the Site including:

- Footpath 315_21 which runs along the northern edge of the Radwinter Road approximately 30m to the north of the Site;
- Footpath 315_22 approximately 100 metres north of the Site and which joins up with 315_21;
- Byway 44_18 approximately 430 metres to the south of the Site;
- Bridleway 44_19 approximately 550 metres to the south-west of the Site.

1.7 The Site is adjoined to the west by a consolidated area of residential development approved under UTT/13/3467/OP & UTT/16/1856/DFO, which is now being implemented by Linden Homes and now forms the eastern built edge of Saffron Walden. To the south-west is land at Shire Hall Farm, a Redrow site which is currently under RM application for up to 100 dwellings (UDC Ref UTT/21/3565/DFO). Arable agricultural land bounds the Site to the south and east, and the B1053 Radwinter Road runs along

its northern boundary, with the Saffron Walden fuel depot beyond.

1.8 The Site is situated between the eastern extent of Saffron Walden and the village of Swards End to the east. The centre of Saffron Walden is located approximately 1.5 kilometres from the Site. Saffron Walden is approximately 18km north of Bishops Stortford and London Stansted Airport and within approximately 22km of Cambridge (to the north).

1.9 The Site is located within Swards End parish but immediately adjacent to the Saffron Walden settlement boundary and its built-up area; the appeal site therefore appears as an extension to Saffron Walden.

1.10 The site location is shown in **Figure 1** below.

The Proposed Development

1.11 An outline planning application was submitted for “the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access at Land South Of (East Of

Griffin Place) Radwinter Road Swards End Essex”

1.12 **Figure 2** below shows the concept masterplan of the proposed development.

The Appeal

1.13 Planning Permission for the outline application (ref: UTT/21/2509/OP) was refused on the 18th of March 2022.

1.14 The decision notice¹ issued by UDC cited, amongst other reasons, that:

- *The application has not demonstrated that pedestrian and cycle movement with neighbouring areas have been given priority. a. There is no permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists. b. The quality of the key routes for pedestrians and cyclists has not been assessed and limited improvement is proposed for mitigation”*
- *There is not sufficient information to demonstrate effective mitigation to promote sustainable transport and help limit the impact*

of the development on the town highway network; and

- *The proposed development would fail to provide and facilitate active travel measures and would therefore have a negative impact on the climate, the environment, and the local and national emissions goals.*

1.15 For these reasons the proposed development would be contrary to the Highway Authority's Development Management Policies DM1, DM9, DM11, and DM15, Policy GEN1 and GEN2 of the Uttlesford District Council Local Plan, the Uttlesford Interim Climate Change Policy, and the NPPF 2021.

1.16 This report demonstrates that the appeal site is fully compliant with national and local sustainability policy and contains a number of measures to mitigate its impact upon climate change.

Document Structure

1.17 **Chapter 2** of this report provides an overview of relevant national and local legislation, planning policy and guidance.

¹ https://publicaccess.uttlesford.gov.uk/online-applications/files/AF6953B1989C222ED191BF96F2F2015E/pdf/UTT_21_2509_OP-ROPZ_-_REFUSAL_OP-3810672.pdf

- 1.18 **Chapter 3** provides a review of the reasons for refusal of the outline planning application.
- 1.19 **Chapter 4** considers the sustainability of the location and sustainable transport measures incorporated into the proposals.
- 1.20 **Chapter 5** reviews the climate mitigation and adaptation measures incorporated into the proposed design of the development.
- 1.21 **Chapter 6** provides a summary and offers some concluding comments.
- 1.22 Please note, the terms “carbon”, carbon dioxide (CO₂)” and “greenhouse gas (GHG)” are used interchangeably in this Strategy depending on the terminology of referenced documents.

Figure 1 – Site Location (Source: DEFINE)

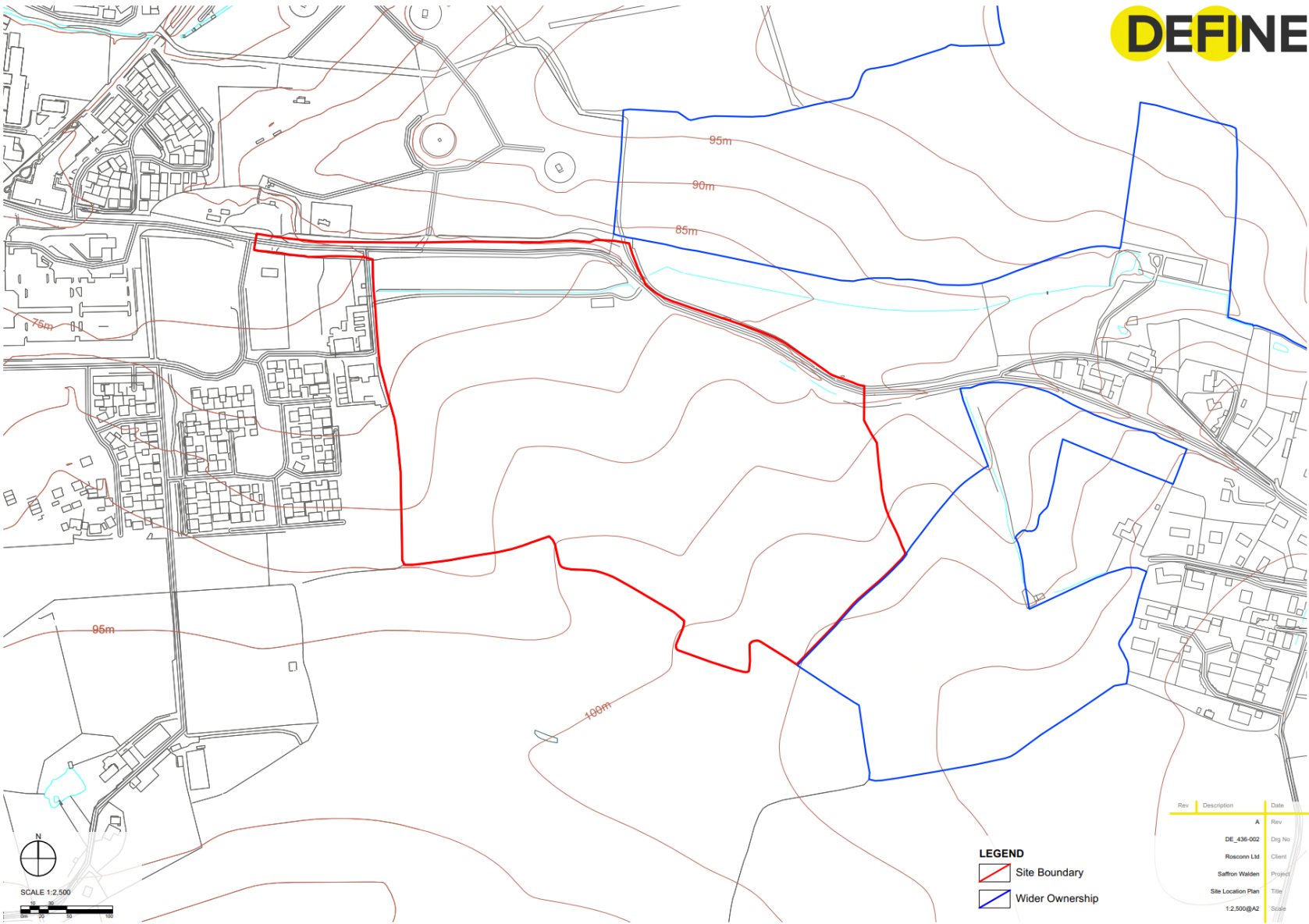


Figure 2 – Illustrative Masterplan (Source: DEFINE)



This chapter provides an overview of the relevant planning policy and guidance from a national and local perspective that is relevant to the Appeal site.

National Policy

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) provides a framework for the development of locally prepared plans and the government's planning policies for England and how these are expected to be applied.

2.2 Paragraph 7 of the NPPF states that: 'the purpose of the planning system is to contribute to the achievement of sustainable development'.

2.3 It states clearly that in order to deliver sustainable development, the planning

system must perform three distinct objectives, aligned to the three pillars of sustainability, which must not be taken in isolation and should be pursued jointly:



2.4 An **economic** objective to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.



2.5 A **social** objective supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and



2.6 An **environmental** objective contributing to protecting and enhancing our natural, built and historic environment; including, making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives are key to the development of plans and the NPPF sets out a number of key themes for consideration which guide the preparation of local plans and policies, ensuring the delivery of sustainable development.

Meeting the challenge of climate change, flooding and coastal change.

2.7 Paragraph 154 of the NPPF states that: "*The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise*

vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

2.8 Paragraph 154 of the NPPF states that new development should be planned for in ways that *“can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”*

Planning Practice Guidance

2.9 Planning Practice Guidance (PPG) provides further advice on various planning issues associated with development, including those linked to sustainability and renewable energy and underpins the policies within the NPPF.

2.10 PPG is a material consideration in planning decisions and should generally be followed unless there are clear reasons not to. It sets out how local authorities should include policies that protect the local environment and strategies to mitigate and adapt to climate change and supports

developments that are functional and adaptable for the future.

2.11 The March 2019 PPG update confirms that Local Authorities have the option to set technical requirements exceeding the minimum requirements of the Building Regulations in respect of access, water, and space where sufficient evidence is produced to justify the target.

2.12 The PPG states that² a local plan can support climate mitigation (reducing carbon emissions) by promoting low carbon design approaches to reduce energy consumption in buildings.

Building Regulations

2.13 Whilst not planning policy, the Building Regulations (and specifically Approved Document Part L: Conservation of Fuel and Power)³ set out the requirements for energy and carbon performance for both domestic and non-domestic development.

2.14 The Future Homes Standard (FHS) aims to future-proof the design of new homes to reduce carbon emissions and help meet the UK’s 2050 zero carbon target. The full FHS in 2025 is expected to require all new homes to reduce CO₂ emissions by at least 75% below

current requirements and eliminate the use of fossil fuels – meaning that all homes should be ‘zero carbon ready’; adaptable and fit for the future.

2.15 To provide a steppingstone to the FHS, interim targets have come into force from June 2022, requiring residential developments to achieve a 31% reduction in CO₂ compared to Part L of the 2013 Building Regulations.

2.16 A new overheating standard (Part ‘O’) has also been introduced, requiring buildings to follow a prescribed glazing percentage, or use Dynamic Simulation Modelling to demonstrate the risk of overheating has been mitigated.

2.17 In addition, new approved document Part S sets out guidance for electric vehicle (EV) charging infrastructure. The document specifies that all new build homes must be provided with active electric vehicle charging facilities for each associated parking space that is equal to the total number of dwellings. In developments over 10 houses where there is more parking provision than dwellings, any remaining spaces should be provided with cable routes to enable future charging points to be installed.

² <https://www.gov.uk/guidance/climate-change#how-can-the-challenges-of-climate-change-be-addressed-through-the-local-plan>: 003 Reference ID: 6-003-20140612

³ <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

Local Policy

Uttlesford Draft Local Plan 2019

2.18 On 30th April 2020, UDC withdrew the draft Uttlesford Local Plan 2019 in response to the government-appointed Inspectors' Letter and the Peer Review report from the East of England Local Government Association. A timetable outlining the steps to deliver a new Local Plan by summer 2024 is being developed, and the Regulation 18 Local Plan is intended to be issued for public consultation during November 2022. At present, no weight is given to the emerging local plan and existing policy and guidance should be used to guide planning application decisions.

Uttlesford Local Plan 2005 (saved 2007)

2.19 The Uttlesford Local Plan was adopted in 2005 and all policies saved in 2007 (except two in relation to completed development sites in Takeley). The plan is used as the basis for all planning decisions within the district and contains policies relating to the location of development and protection of environmental features. Policies and features of The Plan relevant to this appeal are listed as follows:

2.20 The Local Plan describes the areas of Saffron Walden, Great Dunmow, and Stansted Mountfitchet as:

20.1 *“service centres and hubs for surrounding rural areas. They are attractive places to live, work and for recreation. Best use will be made of previously developed, unused and underused land and existing buildings, subject to constraints of traffic congestion and maintaining air quality and the need to safeguard key employment areas. Urban extensions are also included within development limits, for housing or business parks. These locations are well related to the principal bus and rail corridors, which will benefit from investment in the new A120, the West Anglia Route Modernisation (WARM) rail scheme and public transport services. Development in urban areas where there is a wide range of facilities would encourage journeys to be made on foot, particularly to and from work and school.”*

2.21 **Policy GEN1 – Access:** Development will only be permitted if it meets all of the following criteria:

- Access to the main road network must be capable of carrying the traffic generated by the development safely;
- The traffic generated by the development must be capable of being accommodated on the surrounding transport network;

- The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired;
- It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.
- The development encourages movement by means other than driving a car.

2.22 **GEN2 – Design:** Developments must meet the following design criteria:

- It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;
- It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;
- It provides an environment, which meets the reasonable needs of all potential users.
- It helps to reduce the potential for crime;
- It helps to minimise water and energy consumption;

- It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.
- It helps to reduce waste production and encourages recycling and reuse.
- It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.
- It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

2.23 **Policy GEN3 – Flood Protection:** Within the functional floodplain, buildings will not be permitted unless there is an exceptional need. Outside flood risk areas, development must not increase the risk of flooding through surface water run-off. A flood risk assessment will be required to demonstrate this. Sustainable Drainage Systems should also be considered as an appropriate flood mitigation measure in the first instance.

2.24 **Policy GEN 8– Vehicle Parking Standards:** The number, design and layout of vehicle parking places (including cycle parking) must follow guidance set out in Supplementary

Planning Guidance “Vehicle Parking Standards”.

Energy Efficiency and Renewable Energy Supplementary Planning Document (SPD) 4

2.25 The Energy Efficiency and Renewable Energy SPD was adopted October 2007 and contains guidance on measures to reduce energy use in new development. This SPD supports policies GEN2 and ENV15 in the Uttlesford Local Plan.

2.26 The guidance advises following the energy hierarchy, which sets out in order of priority the ways in which energy use can be reduced.

2.27 **Avoiding Unnecessary Energy Use:** Re-organise systems so that energy use can be reduced to the minimum, for example by designing buildings to be warmed by the sun, using natural light and ventilation, or enabling people to get access to the amenities they want with fewer and shorter car journeys. The location of new building is also an important factor, and the Council supports development which makes efficient use of land in appropriate locations near services and with access to public transport to reduce energy involved in travel.

2.28 **Use Energy more Efficiently:** Finding ways of getting more benefit per unit of energy, for example by using higher efficiency appliances, generating heat and power together or insulating buildings better to retain heat.

2.29 **Use Renewable Energy:** Switch to less damaging low-carbon energy sources, especially renewables, for example solar and wind power, energy crops or hydro. New buildings should be designed for energy efficiency and where possible should include some form of renewable energy and combined heat and power generation. The Council encourage all developments larger than 1,000m² or five homes to provide at least 10% of the predicted energy requirements from onsite renewables or low carbon energy sources.

2.30 **Offsetting Emissions:** The Council is proposing to seek developer contributions where development leads to increased emissions. The policy framework for this approach will be developed through the Core Strategy and Development Control DPD.

Essex County Council Development Management Policies⁵

2.31 The Highway Authority's Development

⁴ [Energy Efficiency and Renewable Energy Supplementary Planning Document \(SPD\) \(uttlesford.gov.uk\)](http://uttlesford.gov.uk/energy-efficiency-and-renewable-energy-supplementary-planning-document-spd)

⁵ [development management policies-highways-transportation.pdf \(ctfassets.net\)](http://development-management-policies-highways-transportation.pdf)

Management Policies were adopted as County Council Supplementary Guidance in February 2011.

2.32 **DM1 General Policy:** The Highway Authority will protect the highway network for the safe and efficient movement of people and goods by all modes of travel by ensuring that, amongst other measures, all proposals have safe and convenient access for sustainable transport modes commensurate to its location.

2.33 **DM9 Accessibility and Transport Sustainability:** Developers must minimise the number of trips by private vehicles through the provision of alternative transport modes and/or associated infrastructure by ensuring that alternatives to private car use are considered as a first principle in assessing travel impacts on the transportation network. Where impact is identified, mitigation will be required through the application of comprehensive travel planning options.

2.34 **DM11 Public Rights of Way (PRoW):** The Highway Authority will safeguard existing PRoW. Where PRoW exist through a development site, they will be retained on its existing alignment. The Highway Authority will require the creation of new and/or enhancement of existing Definitive Public

Rights of Way and/or permissive routes to encourage alternative modes of travel;

2.35 **DM15 Congestion:** Developers will be required to demonstrate that development proposal have no detrimental impact upon the existing or proposed highway in congestion terms, and provide appropriate mitigation to ensure there is no detrimental impact to the existing highway.

Essex Transport Strategy ⁶

2.36 The Essex Transport Strategy was adopted in 2011 and sets out ECC's vision "for a transport system that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex".

2.37 Five broad outcomes were set to help achieve the vision:

- *Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration;*
- *Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology;*
- *Improve safety on the transport network and enhance and promote a safe travelling environment);*

- *Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use; and*
- *Provide sustainable access and travel choice for Essex residents to help create sustainable communities.*

Essex Design Guide

2.38 The Essex Design Guide (EDG) provides design details required to achieve high quality developments. The latest iteration of the EDG (2018) incorporates new themes around ageing populations, digital and smart technology, health and wellbeing, active design and garden communities.

2.39 There are a series of sections within the EDG which make reference to climate change and sustainability across topics such as SuDS, layout, renewable energy, electric vehicles, densities for sustainable developments, housing layout & design, movement, mixed uses, landscape and green spaces, and solar orientation.

Urban Place Supplement (UPS)

2.40 UDC adopted the UPS in March 2007 as an accompaniment to the EDG. The UPS does not replace the EDG but provides additional guidance on the design and development process. The UPS makes a number of

⁶ [Essex Transport Strategy 2011 \(essexhighways.org\)](http://essexhighways.org)

sustainability related recommendations summarised below.

2.41 All developments should achieve an EcoHome/ **BREEAM Excellent rating** (or Code for Sustainable Homes 4-star rating) from 2012 onwards.

2.42 The **lifecycle impacts and total embodied energy** of different construction materials should be considered. Preference should be given to recycling materials that may already exist on site and using those that have been either locally sourced (such as aggregates and timber) or locally manufactured (such as brick and building system products).

2.43 Homes should be designed to **reduce energy use**. Compact mixed-use development in the most spatially sustainable urban places can significantly reduce carbon emissions through minimising the need to travel. Improvement to the energy efficiency of buildings can also be achieved through higher standards of construction and specification such as insulation, double glazing, higher thermal mass, air management and the specification of energy-efficient appliances.

2.44 **Passive solar design** should be utilised to take advantage of natural light and heat from

the sun and use thermal air movement for ventilating buildings.

2.45 Development above 10 dwellings should incorporate on-site infrastructure for **renewable energy to provide at least 10% of the predicted energy requirements** of the development in use. The Council is suggesting that in Uttlesford this should be extended to developments of 5 dwellings or more.

2.46 Each development must produce a **Water Conservation Strategy**, which specifies the following:

- The performance of water appliances.
- The use of a rainwater harvesting and storage system of adequate capacity (the required storage capacity for domestic properties in Essex is 5% of the rainwater supply or forecast annual demand (whichever is the lower figure), individually or communally as part of a larger development.
- The use of SuDS (Development should manage excess rainwater so that it is retained either on-site or within the immediate area.
- How the development is expected to achieve a minimum of 80% BRE Eco-home/BREEAM credits for water conservation.

Climate Emergency and Interim Climate Change Planning Policy ⁷

2.47 UDC declared a Climate Emergency in July 2019 and set a target of achieving net-zero carbon status by 2030. The council's Climate Crisis Strategy 2021-30⁸ sets out key priorities for tackling climate change. These priorities include promoting sustainable transport, using planning and development to deliver energy efficient homes, and enhancing resilience to a changing climate.

2.48 In February 2021, UDC approved as non-statutory development management guidance an Interim Climate Change Planning Policy. This policy aims to ensure that development contributes to climate change mitigation and adaptation.

2.49 Whilst not formal planning policy in its own right, the document draws upon a range of established policies, guidance and good practice which applicants are expected to incorporate into proposals or, where necessary, provide a suitable explanation where they have not been applied.

2.50 **Interim Policy 1:** Developers should demonstrate the path that their proposals

⁷ [Microsoft Word - Interim CLimate Change Planning Policy with branding 11.02.21 \(uttlesford.gov.uk\)](#)

⁸ [Climate change strategy - Uttlesford District Council](#)

take towards achieving net-zero carbon by 2030, This should include:

- 2.51 locating the development where the associated climate change impacts and carbon emissions, including those derived from transport associated with the intended use of the development can be minimised, and
- 2.52 promoting development which minimises carbon emissions and greenhouse gas emissions and maximises the use of renewable or low carbon energy generation.
- 2.53 **Interim Policy 2:** Developers should demonstrate how site surroundings and heritage have influenced climate change mitigation and adaptation proposals.
- 2.54 **Interim Policy 3:** Development should be designed to minimise consumption of water, make adequate provision for water recycling, and protect and enhance local water quality. The maximum potential consumption of wholesome water of should be 110 litres per person per day.
- 2.55 **Interim Policy 4:** Development should provide adequate mitigation against flood risk and to embed suitable water recycling, waste water and waste management. A maintenance plan will be required detailing who will be responsible for maintenance of SuDS.

2.56 **Interim Policy 5:** Developers should demonstrate how their proposals would not lead to any material adverse effects to air quality, the environment or amenity, and, where relevant, how they would comply with the Saffron Walden Air Quality Action Plan.

2.57 **Interim Policy 6:** Developments should prioritise the natural environment, achieve biodiversity net gain and enhance benefits for people, wildlife and habitats.

2.58 **Interim Policy 7:** Developers should demonstrate how tree and/or hedgerow planting will reduce the impact of the proposals on the environment, and improve living conditions for residents, workers and those using any public areas.

2.59 **Interim Policy 8:** Developers should demonstrate to what extent development density and the mix contributes towards climate change mitigation and adaptation.

2.60 **Interim Policy 9:** Developers should demonstrate what opportunities have been taken to design-in renewable energy infrastructure and community energy schemes at a neighbourhood level, or why they have been rejected.

2.61 **Interim Policy 10:** Developers should demonstrate how the sustainability of their proposals has been enhanced by landform and the selected landscape network.

2.62 **Interim Policy 11:** Developers should demonstrate how future proofing at the layout level has been catered for in their developments.

2.63 **Interim Policy 12:** Developers should demonstrate how green and intelligent design and green infrastructure have contributed to the sustainability of their proposals.

2.64 **Interim Policy 13:** Developers should demonstrate how their proposals would promote travel by sustainable transport modes, particularly active travel modes (walking and cycling).

2.65 **Interim Policy 14:** Taking into account current national policy, new development should comply with the additional electric vehicle parking and charging standards below:

- all new parking spaces should be adaptable for electric vehicle fast charging (7- 22 kW), including through local electricity grid reinforcements, substation design and ducting;
- all new homes with on-plot parking should be provided with at least one installed charging point; and
- at least 20% of parking spaces in new developments should be provided with installed fast charging points, increasing

in accordance with the Road to Zero Strategy.

Planning Policy Summary

- 2.66 Both local and national policy aims to ensure the delivery of sustainable and well-designed homes and other buildings which mitigate and adapt to the impacts of climate change.
- 2.67 Latest national planning policy and guidance confirms the Government's approach to sustainable development is being driven through the updates to the Building Regulations to ensure that new buildings are well designed and reduce emissions in line with the UK's national carbon targets.
- 2.68 The UDC Local Plan and particularly the Climate Emergency and Interim Climate Change Planning Policy confirm the Council's commitment to the creation of sustainable new developments in the District.
- 2.69 This Sustainability Report has therefore been prepared to confirm that the proposed residential development at Land South of Radwinter Road constitutes sustainable development in accordance with the national and local policy requirements.

Outline planning permissions for the development of up to 233 residential dwelling (ref: UTT/21/2509/OP) was refused by UDC on the 18th of March 2022.

- 3.1 The application was refused on a number of grounds in relation to highways, ecology, infrastructure and climate change. The following section of this report outlines the climate change and sustainability-related reasons for refusal (RfR):

The Refusal Note⁹ from Uttlesford District Council states (Dated 18th March 2022):

- 3.2 Paragraph 1: *"The submitted application has not demonstrated that pedestrian and cycle movement with neighbouring areas have been given priority. a. There is no permeability from the site to allow easy access to the adjacent development and*

facilities for pedestrians and cyclists. b. The quality of the key routes for pedestrians and cyclists has not been assessed and limited improvement is proposed for mitigation. The proposal is therefore contrary to the Highway Authority's Development Management Policies DM1, DM9, DM11, DM15 adopted as County Council Supplementary Guidance in February 2011, and the Policy GEN 1 of the Uttlesford District Council Local Plan and the NPPF."

- 3.3 Paragraph 2.c.i: *"There is not sufficient information in the submitted application to demonstrate that effective mitigation to promote sustainable transport and help limit the impact of the development on the town highway network which has been demonstrated to be over capacity number at a number of junctions impacted by traffic from this development. The proposal is therefore contrary to the Highway Authority's Development Management Policies DM1, DM9, DM11,*

DM15 adopted as County Council Supplementary Guidance in February 2011, and the Policy GEN 1 of the Uttlesford District Council Local Plan and the NPPF 2021."

- 3.4 Paragraph 4: *"The proposed development would fail to provide and facilitate active travel measures and would therefore have a negative impact on the climate, the environment, and the local and national emissions goals. Therefore, the proposed development would be contrary to Policy GEN2, Uttlesford Interim Climate Change Policy and the NPPF 2021."*

The Committee Report¹⁰ (Dated 3rd of March 2022) states:

- 3.5 Paragraph 9.84: *"There is a clear conflict in Local and NPPF policies which the Local Planning Authority afford considerable weight to as follows: the proposed development would fail to promote sustainable transport modes such as*

⁹ https://publicaccess.uttlesford.gov.uk/online-applications/files/AF6953B1989C222ED191BF96F2F2015E/pdf/UTT_21_2509_OP-ROPZ_-_REFUSAL_OP-3810672.pdf

¹⁰ https://publicaccess.uttlesford.gov.uk/online-applications/files/195E14CC8604CA566DB213D857F33C7B/pdf/UTT_21_2509_OP-COMMITTEE_REPORT-3841023.pdf

walking, and would be significantly detrimental to highway safety; the proposal would fail to demonstrate that it would cause no harm to European Protected Species; the proposal would fail to contribute towards climate change objectives; and the proposal would fail to provide the necessary infrastructure to mitigate the impacts of the development contrary to the Local Plan Policies and the NPPF.”

The Climate Change Project Officer ECC Sustainability Response ¹¹ (Dated 23rd of February) states:

3.6 “The location of the application site will clearly not encourage residents to walk into the town centre because of the distance and hilly nature of the route, as well as the dangerous and unappealing nature of Radwinter road itself. There is some hope to be had that cycling will become more popular in the future, especially as electric bicycles become lower in price, and in this case trips between the town centre and the site could be undertaken on a bicycle or adapted bicycles for those with reduced mobility. However, the barrier to this remains the unappealing nature of the route itself as well as the complete lack of cycling

infrastructure in the town. It is hard to envisage how the development could overcome these issues.”

3.7 “Without adequate active travel measures, it is difficult to see how the proposed development would be anything other than completely car-based, and therefore that it would have anything other than a negative impact on the climate, the environment, and the local and national emissions goals”. Therefore, it is considered that the proposed development would be contrary to Policy GEN2, Uttlesford Interim Climate Change Policy and the NPPF 2021.

Saffron Walden Town Council and Swards End Parish Council Statement of Case states:

3.8 Paragraph 4- “The proposal is not within a sustainable location and it lacks sustainable connection. Under NPPF 87 it triggers policies using a sequential approach for the location of development and less problematic sites are already allocated within the Development Plan and the Emerging Neighbourhood Plan, including sites which are better connected to the town centre.”

3.9 Paragraph 5- “Local Plan Policy GEN1 requires development to be accessible to

services and facilities, reflecting NPPF 79, 104 and 105. The submitted drawing Layout of Proposed Development shows that there are no connections other than onto the busy narrow Radwinter Road, and none to the adjoining housing. The majority of trips would be undertaken by car; the alternative comprises distant, indirect route or unlit routes (depending whether there is access onto the adjoining housing or not), slopes and poor accessibility to the town centre.”

3.10 Paragraph 6- “The town centre is well beyond the typical 10-minute walking distances and the indirect route proposed does not comply with the Building for a Healthy Life (especially pages 14-20) and Manual for Streets criteria of a walkable neighbourhood (including paragraphs MfS 4.4.1, 4.4.2 and 6.3.6). The indirect route proposed on the Layout of Proposed Development, using Radwinter Road, does not provide a comfortable walking environment and would not provide the healthy, inclusive and safe places sought in NPPF 92”

Summary

3.11 Based on the reasons outline about, UDC have found the proposed development would be contrary to the

¹¹ https://publicaccess.uttlesford.gov.uk/online-applications/files/8E058B00CCE5C3072E969C838D27775F/pdf/UTT_21_2509_OP-ECC_SUSTAINABILITY_RESPONSE-3794392.pdf

Highway Authority's Development Management Policies DM1, DM9, DM11, and DM15, Policy GEN1 and GEN2 of the Uttlesford District Council Local Plan, the Uttlesford Interim Climate Change Policy, and the NPPF 2021.

3.12 Two main issues have been identified:

- a. Whether the proposal adequately provides for sustainable transport measures including pedestrian and cycle movements and adequately addresses the issue of climate change;
- b. Whether the site is in a location which is or can be made sustainable.

3.13 In this context, the next sections of this report demonstrates how the proposed development at Radwinter Road is in a sustainable location for development and incorporates measures to promote pedestrian and cycle movement.

3.14 Given that the proposed development's impact upon climate change has been put forward as an RfR, Section 6 of the report then goes on to provide additional information on the sustainable design features incorporated

into the design of the development to mitigate and adapt to climate change and deliver a sustainable development in accordance with Policies GEN1, GEN2 of the Local Plan, the Highway Authority's Development Management Policies, and Uttlesford Interim Climate Change Policies.

Within the refusal notice on the 18th of March 2022, UDC stated, amongst other reasons, that the proposed development site is in an unsustainable location.

Introduction

- 4.1 Policy GEN1 of UDC's Local Plan states development must encourage movement by means other than driving a car, while Policy GEN2 states developments should provide an environment which meets the reasonable needs of all potential users.
- 4.2 The Council's Energy Efficiency and Renewable Energy Supplementary Planning Document (SPD) supports development which makes efficient use of land in appropriate locations near services and with access to public transport to reduce energy involved in travel.
- 4.3 Policy 1 of the Uttlesford Interim Climate Change Policy states that development should be located where the associated

climate change impacts derived from transport associated with the development can be minimised.

- 4.4 The location and accessibility of the development was a key RfR. In the refusal notice on the 18th of March 2022, UDC stated that:

- Paragraph 1: *"The submitted application has not demonstrated that pedestrian and cycle movement with neighbouring areas have been given priority. a. There is no permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists."*

- 4.5 The Climate Change Project Officer ECC Sustainability Response (Dated 23rd of February) also states:

- "The location of the application site will clearly not encourage residents to walk into the town centre because of the distance and hilly nature of the route, as well as the dangerous and

unappealing nature of Radwinter road itself".

- 4.6 This section of the report provides an update on changes since the application and rejection of approval, and an audit of facilities and services existing within the surrounding area.

Development Update

- 4.7 Since the submission of the application to the Council and subsequent refusal the Appellant has continued to look at measures to further enhance the sustainability performance of the proposed development.

New Pedestrian and Cycle Access

- 4.8 To enhance sustainable access to the site a new pedestrian and cycle link has been proposed and is in advanced stages of agreement from the site to the neighbouring proposed Redrow Development (UTT/21/3565/DFO) in the south west corner of the site.

4.9 This connection would provide an alternative for residents to access the town centre via the adjacent residential development.

4.10 **Figure 3** shows the proposed new connection.



Figure 3: Proposed new Pedestrian and Cycle Link
(Source: Rapport)

Sustainable Transport Measures

4.11 An agreement has been reached with ECC who act as the highway authority with regards to a range of sustainable transport measures to be incorporated into the development and measures put in place to encourage

sustainable travel. These are set out fully in **Section 5**.

Sustainable Location – Access to Services

4.12 Below a review of the developments access to services has been undertaken incorporating the new pedestrian and cycle access route to demonstrate services and facilities available to residents. This considers the quality of the route available to residents which has been noted in comments and the reason for refusal.

4.13 The sections below discuss acceptable walking and cycling distances, key services and facilities, and the potential routes for pedestrians and cyclists; followed by an assessment of available services and distances from the site.

Acceptable walking and cycling distances

4.14 With regard to acceptable walking distances, the Statement of Common Ground (SoCG) between Essex County Council (ECC) and the Appellant¹² agree that relevant guidance is provided in the Institute of Highways and Transport (IHT) guidance document 'Providing for

Journeys on Foot' (published 2000). This suggests an acceptable walking distance of 1km and a preferred maximum walking distance of 2km for commuting and educational purposes. This is supported by the 2019 National Travel Survey (NTS) which found that 80% of trips under 1 mile (1.6km) are undertaken on foot.

4.15 With regard to acceptable cycling distances, five miles, or 8km, is agreed as an acceptable cycling distance based on 'Local Transport Note (LTN) 1/20: Cycle Infrastructure Design', produced by the DfT, which in paragraph 2.2.2 that "Two out of every three personal trips are less than five miles in length – an achievable distance to cycle for most people."

4.16 Therefore, acceptable distances are:

- A walking distance of 2km (1.24 miles) for commuting and educational purposes;
- A walking distance of 1km (0.62 miles) for all other purposes;
- A cycling distance of 8km (5 miles).

Key Services

4.17 There are a number of key services and facilities that should be

¹² [CTP-20-1142 SoCG HIGHWAYS ISSUE V7 220601_signed.pdf](#)

accessible by walking, cycling or public transport in order to minimise car journeys and promote sustainable residential development. These typically include:

- Shop selling food and fresh groceries;
- Education and library services;
- Health and social care services including pharmacy and medical centre/GP surgery;
- Bank and/or cash machine;
- Communication services such as public internet access, post box and postal office;
- Leisure and sports facilities;
- Green space;
- Children's playground and nursery/crèche facilities;
- Public house and or/ restaurant;
- Places of worship including parish halls;
- Allotment space or places growing fresh fruit and vegetables;
- Community buildings/local meeting place;

- Access to public transport and pedestrian walkways and cycle networks.

4.18 An assessment of the site based on these requirements has been undertaken using desktop data and is summarised in **Table 1**.

Potential Access Routes

4.19 As agreed in the SoCG on transport issues, the reported distances have been measured from the centre of the Appeal Site, using the identified pedestrian and cycle routes within the Appeal site as indicated on the Site Plan.

4.20 Distances have been measured following roads, footpaths, and cycle lanes, and are detailed via two different routes as demonstrated in **Figure 4**:

- **Option 1.** Along the new proposed footway along Radwinter Road.
- **Option 2.** Through the proposed direct pedestrian / cycle link to the adjacent Redrow development site (UDC Ref UTT/21/3565/DFO).

The proposed pedestrian / cycle link to the adjacent Redrow development provides an

alternative route through the adjacent residential development.



Figure 4: Routes out of the Appeal Site

The Assessment

4.21 Below is a description of the services and facilities available to residents via walking and cycling.

Shop selling food and fresh groceries

4.22 A Tesco Superstore is located 0.8km along Radwinter Road or <1km along the proposed pedestrian cycle link. There is also a Waitrose approximately

2km away and an ALDI store located 2.5km away (or 1.9 km along the proposed link road that would link Radwinter Road to Thaxted Road).

Education and library services

4.23 The Appeal Site is situated in close proximity (approx. 1km) away from a primary school site that will be constructed as part of the adjacent Dianthus Land development (Approved in outline in July 2020, Planning Ref: 17/2832/OP).

4.24 In terms of existing education facilities, Dame Bradbury's School Prep School is located approximately 1.4km away, Saffron Walden Nursery School 1.5km away, RA Butler Infant & Junior School is 2km away, St Thomas More Catholic Primary School and St Mary's C Of E Primary School 2.3 km away. A secondary school, Saffron Walden County High School, is located 2.9km away.

4.25 Library services can be found at Saffron Walden Library approximately 2km away.

Health and social care services including pharmacy and medical centre/GP surgery

4.26 There is a Pharmacy located in the Tesco Superstore less than 1km away from the Appeal Site. Crocus Medical

Practice and Saffron Walden Community Hospital are also located in close proximity, approximately 1km away.

4.27 Marcer & Hughes Vets can be found 1.4 km from the appeal site, Market Street Dental Clinic is 2km away, and a Boots Opticians can be found within 2.5km.

Bank and/or cash machines

4.28 There is a Tesco Bank ATM located at the Tesco Superstore less than 1km away from the Appeal Site. Various banks such as Barclays, Lloyds, Santander, Nationwide and Halifax Banks can be found in Saffron Walden, all of which are approximately 2.4km from the Appeal Site.

Communication services such as public internet access, post box and postal office

4.29 A Post Box can be found less than 1km away from the Appeal Site at the Tesco Superstore. There is also a Post Box 1.5km away on Walden Road. Saffron Walden Post Office is located approximately 2.5km from the Appeal Site.

Leisure and sports facilities

4.30 There are various leisure and sports facilities located in close proximity

to the Appeal Site. Unique Gym is approximately 1km from the site. JustGym, Bearwalden Crossfit Gym, and The MMA Room Mixed Martial Arts School are around 1.5km away. The Grove Tennis Club, Crabtrees MUGA Football Club, and Lord Butler Fitness & Leisure Centre are located approximately 2km away (or 1.6km along the proposed link road that would link Radwinter Road to Thaxted Road). There is also a PureGym located to the south of the Appeal Site, next to the ALDI.

Green space

4.31 The proposals include various green spaces such as an area of semi-natural wetland to the south, a semi-natural green corridor, a parkland area to the north east, and new native woodland and informal tree planting located around the site. Ample green space can also be found in the adjacent countryside to the east of the Appeal Site, accessible via a PRow. Saffron Walden Cemetery and 'The Common' are located approximately 1.5km away in Saffron Walden.

Children's playground and nursery/crèche facilities

4.32 The development proposals include two play areas within the Appeal

Site (as can be seen on the Site Plan in **Figure 2**). Further play spaces can be found within 1km as part of adjacent housing developments. Howland Close children's playground and the playground at 'The Common' are approximately 1.6km away in Saffron Walden. Saffron Walden Nursery School can also be found 1.5km to the southwest of the site along the proposed pedestrian link.

Public house and/or restaurant

- 4.33 There are several restaurants and public houses in close proximity to the Appeal Site. Jak u Mamy Polish Restaurant is located 1.5km from the site. Fill's Café, Spice Kitchen, and The Axe Public House are all approximately 1.8km away. The Old English Gentleman Restaurant and Public House and various other restaurants, bars and public houses are located approximately 2.5km away in Saffron Walden.

Places of worship including parish halls

- 4.34 St James Church is located 1.8km away in Swards End. New Life Pentecostal Church can be found 1.6km away, and Saffron Walden Community Church is located 2.5km from the Appeal Site in Saffron Walden.

Allotment space or places growing fresh fruit and vegetables

- 4.35 Byrds Farm Lane Allotment is 3km from the Appeal Site via Radwinter Road and along the Byrds Farm Lane footpath. The allotment contains 'Dig It Community Allotment' where people can come and learn about food growing, healthy eating, plants, and garden management.

Community buildings/local meeting places

- 4.36 Swards End Village Hall and Saffron Walden Town Hall are both approximately 2km from the Appeal Site.

Access to public transport

- 4.37 As part of the development, two new bus stops are proposed on Radwinter Road to the east of the site access. The majority of the site would be within 400m of both bus stops, and there would be a maximum walk distance of 500m to the westbound bus stop and 540m to the eastbound bus stop and an. An uncontrolled pedestrian crossing would be provided to connect the development to the eastbound bus stop.
- 4.38 A bus turning area (looped road arrangement) will also be provided within the site to allow for a bus to navigate through the site in the future.
- 4.39 There are also two existing bus stops located at the Tesco store on Radwinter Road providing frequent services to Saffron Walden, Stansted

Airport, Haverhill, Newport, Audley End, and Bishops Stortford.

- 4.40 The closest train station is Audley End Train Station, which is located approximately 5.4km away from the appeal site. This could be reached via the 60 and 301 bus services, or a circa 23-minute cycle.

Access to pedestrian walkways and cycle networks

- 4.41 A comprehensive network of pedestrian and cycle routes are being proposed within the site that internally would connect the residential plots to the area of public open space to the east, and externally would provide a connection to the proposed footway on the south side of Radwinter Road.
- 4.42 New footways/ cycle links are proposed as part of the development:
- a new 2.0m footway on the south side of Radwinter Road between the proposed site access and existing footway, and
 - A 3m wide shared footway / cycleway link to the adjacent development to the west.
- 4.43 There is an existing PRoW footpath to the north of Radwinter Road and a byway to the south of the site between Cole End Lane and Thaxted Road

(shown in **Figure 5**). An uncontrolled crossing across Radwinter Road will be delivered to facilitate access to the PRoW network to the north of Radwinter Road.



Figure 5: PRoWs providing connection to Thaxted Road and Seward's End.

4.44 The Uttlesford District Cycling Action Plan (March 2018) details an ambitious cycle infrastructure strategy for Saffron Walden. There are currently no cycle improvements proposed in the immediate vicinity of the site. Route 10 is the closest identified route which will connect residents in the north of Saffron Walden to the town centre, and also completes a connection from Saffron Walden to Audley End Railway Station and other proposed cycle routes identified within the Action Plan.

4.45 The Cycle Action Plan recommends the development of 'Cycle Flagship Routes', to act as key corridors providing safer, faster, and more direct access to key sites. A proposed east/west Flagship Route would effectively connect residents in the north of Saffron Walden to the town centre and also complete a connection from Saffron Walden to Audley End Railway Station. The potential Flagship Route is shown in **Figure 6** below

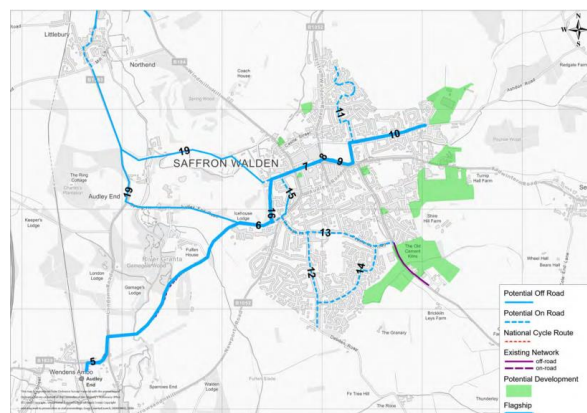


Figure 6: The Proposed Cycle Flagship Route

Results and Discussion

4.46 The results of the assessment show that there are a wide range of key facilities and services within walking and cycling distance of the Appeal Site. A summary of the assessment is provided in **Table 1** overleaf.

4.47 A visual representation of this assessment is also provided in **Figure 7**, with a higher resolution version in **Appendix 1**. Distances within this figure are measured in a straight line from the centre of the site.

4.48 **Table 1** shows a comparison of access to the services and facilities noted via the Radwinter Road, and also via the proposed new access in the south west of the site.

4.49 The new pedestrian access does not necessarily provide a shorter access, however the vast majority of services available within 2km of the site are still available within that distance, the exceptions to that are a bank, library services, a dentist, and community building. While these are not available within 2km from that route they can still be accessed is necessary via the Radwinter Road.

4.50 Key for residents is the improvement this makes to the walking and cycling route into Saffron Waldon. The new route reduces the distance required to travel along Radwinter Road by 300m, avoiding the busiest and fastest stretch of the route, and providing a more pleasant, safer journey.

4.51 It should be noted that while the proposed pedestrian / cycle link does not

shorten journey times to most destinations, there are three consented housing schemes to the west of the proposed development which together secure a link road running through the respective land parcels that will connect Radwinter Road with Thaxted Road. This link road would reduce journey times to locations to the southwest of the Appeal Site such as ALDI, PureGym, and the Lord Butler Fitness & Leisure Centre.

Summary

4.1 This section of the report has demonstrated that the Appeal Site is in a sustainable location with access to a wide range of facilities and services. The location of the Appeal Site would enable residents to walk or cycle to nearby facilities and services, helping to reduce the number of car-based journeys and minimise the impact of the development on the local and national carbon emission targets.

4.2 The new pedestrian cycle link provides good permeability into the neighbouring development and provides an alternative route into Saffron Walden which avoids the fastest stretch of Radwinter Road.

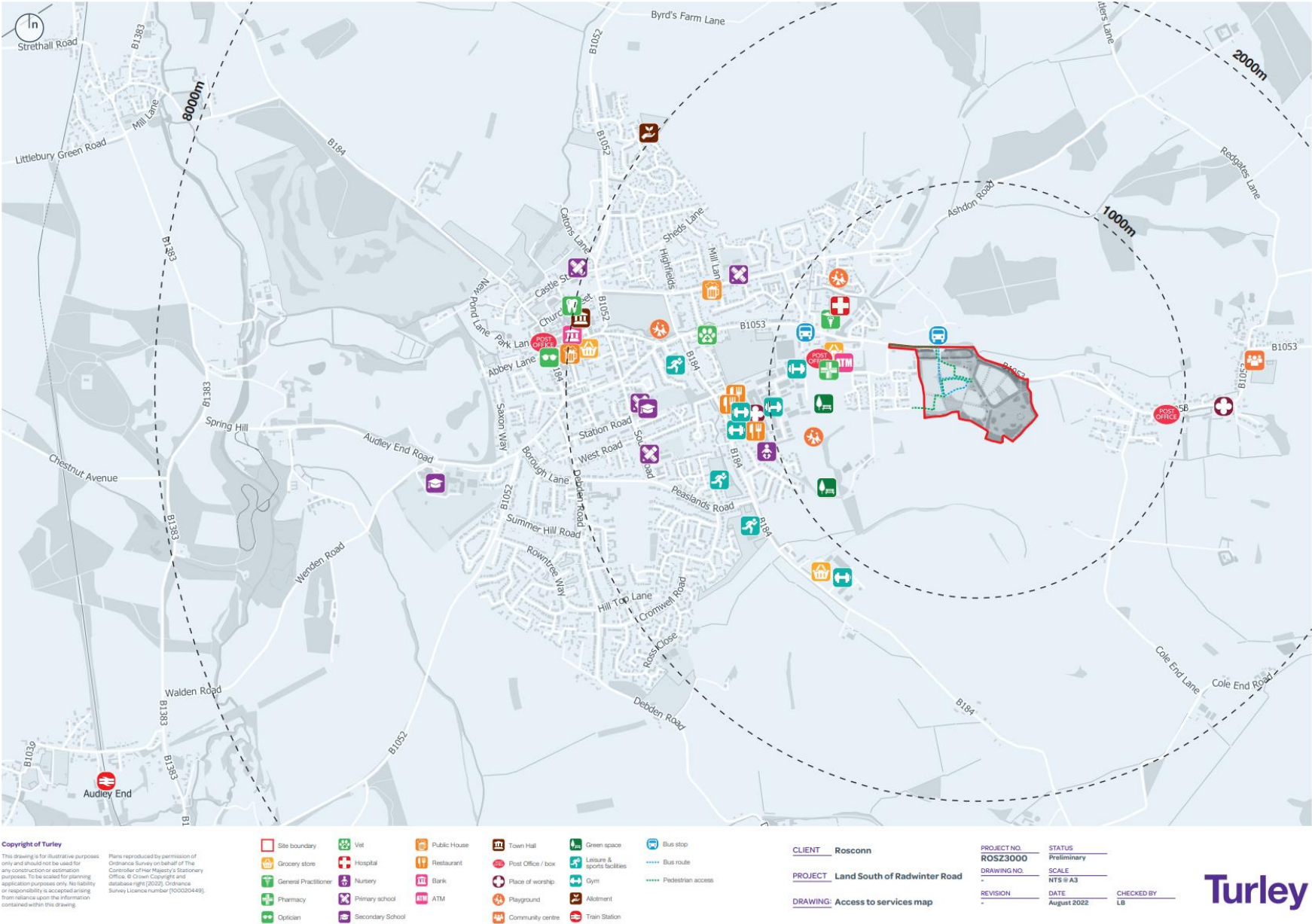
This evidence responds positively to the RfR 1a and the response from the ECC Climate Change Project Officer.

Table 1: Key services and facilities accessible by walking, cycling or public transport

	Via Radwinter Road				Via Cut-through			
Service/Facility	Within 1km of the site	Within 2km of the site	Within 8km of the site	Accessible By Public Transport	Within 1km of the site	Within 2km of the site	Within 8km of the site	Accessible By Public Transport
Food and fresh groceries	✓	✓	✓	✓	✓	✓	✓	✓
Education and library services:								
Primary School		✓	✓	✓	✓	✓	✓	✓
Secondary School			✓	✓			✓	✓
Library services		✓	✓	✓			✓	✓
Health and social care services:								
GP Surgery	✓	✓	✓	✓		✓	✓	✓
Pharmacy	✓	✓	✓	✓	✓	✓	✓	✓
Dentist		✓	✓	✓			✓	✓
Optician			✓	✓			✓	✓
Bank and Cash Machines								
Bank		✓	✓	✓			✓	✓
Cash Machine	✓	✓	✓	✓	✓	✓	✓	✓
Communication services								
Post Box	✓	✓	✓	✓	✓	✓	✓	✓
Post Office			✓	✓			✓	✓
Leisure and sports facilities	✓	✓	✓	✓		✓	✓	✓

	Via Radwinter Road				Via Cut-through			
Service/Facility	Within 1km of the site	Within 2km of the site	Within 8km of the site	Accessible By Public Transport	Within 1km of the site	Within 2km of the site	Within 8km of the site	Accessible By Public Transport
Green Space	✓	✓	✓	✓	✓	✓	✓	✓
Children's playground and nursery/crèche facilities								
Playground	✓	✓	✓	✓	✓	✓	✓	✓
Nursery/crèche		✓	✓	✓		✓	✓	✓
Entertainment								
Public House		✓	✓	✓		✓	✓	✓
Restaurants		✓	✓	✓		✓	✓	✓
Places of worship		✓	✓	✓		✓	✓	✓
Allotment space			✓	✓			✓	✓
Community buildings		✓	✓	✓			✓	✓

Figure 7: Access to Services Map



The section of this report establishes the sustainable transport measures incorporated into the design of the development to promote and prioritise sustainable and active travel.

Introduction

5.1 Policy GEN 1 of the Uttlesford Local Plan (2005) states that the design of the sites must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.

5.2 Interim Policy 13 of the UDC Climate Emergency and Interim Climate Change Planning Policy also states developers should demonstrate how their proposals would promote travel by sustainable

transport modes, particularly active travel modes (walking and cycling).

5.3 The prioritization of walking and cycling was a key RfR. In the refusal notice on the 18th of March 2022, UDC stated that the proposed development would fail to facilitate active travel and would have a negative impact on the climate, the environment, and the local and national emissions goals. Key objections from UDC include:

- Paragraph 1: *“The proposed development has not demonstrated that pedestrian and cycle movement have been given priority.”*
- Paragraph 1a: *“There is no permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists.”*
- Paragraph 1b: *“The quality of the key routes for pedestrians and*

cyclists has not been assessed and limited improvement is proposed for mitigation.”

- Paragraph 4: *“The proposed development would fail to provide and facilitate active travel measures.”*
- Paragraph 2.c.i: *“There is not sufficient information in the submitted application to demonstrate that effective mitigation to promote sustainable transport and help limit the impact of the development on the town highway network”*

5.4 A Transport Assessment (TA) ¹³ has been submitted as part of the application documents which demonstrates that the site is accessible by a range of transport modes other than the private car and supports the conclusions of **Section 4** of this report that the proposed

¹³ https://publicaccess.uttlesford.gov.uk/online-applications/files/2FA5025C917A061B60F7D0383AE1FA11/pdf/UTT_21_2509_OP-TRANSPORT_ASSESSMENT_PART_1-3676557.pdf

development is within walking and cycling distance of Saffron Walden Town centre and a range of key services and facilities. These facilities are also accessible by bus.

5.5 A Travel Plan (TP) ¹⁴ has also been submitted as part of the application. The aim of a Travel Plan is to reduce the impact of travel on the environment by reducing the level of unnecessary travel and encouraging those who must travel to do so in a way that minimises the environmental impact.

5.6 Since the application, a SoCG and Supplementary SoCG have also been agreed with the highway authority and, as a result, all transport matters are now agreed and there are no matters of disagreement between ECC and the Appellant.

5.7 This section of the report provides an overview of the measures incorporated into proposals to give priority to pedestrian and cycle movement, provide facilities and permeability with neighbouring sites for walking and cycling, assess the quality of the key routes for pedestrians and cyclists, provide active travel measures, and promote sustainable transport.

Pedestrian and Cyclist Permeability

5.8 A comprehensive network of pedestrian and cycle routes are proposed to promote pedestrian and cyclist permeability within the site.

5.9 New footways/ cycle links are proposed as part of the development:

- a new 2.0m footway on the south side of Radwinter Road between the proposed site access and existing footway, and
- A 3m wide shared footway / cycleway link to the adjacent development to the west

5.10 This proposed link would address RfR 1a as it would provide permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists.

Quality of Key Routes

5.11 The quality of the key routes for pedestrians and cyclists travelling to and from the Appeal Site has been assessed via a route audit.

5.12 The main routes identified and assessed were:

- Route 1- To Tesco Store via Radwinter Road
- Route 2a- To High Street via Audley Road;
- Route 2b- To High Street via East Street & Hill Street;
- Route 3- To RA Butler Infant & Junior School via South Road; and
- Route 4- To Saffron Walden County High School via London Road and Audley End Road.

5.13 The full Pedestrian and Cycle Route Audit Report is provided in Appendix B of the Supplementary SoCG between the Appellant and ECC (the highway authority).

5.14 The audit found that (except for the new footway link on Radwinter Road that will link the site with the existing network) key pedestrian and cycle routes to and from the site form part of the existing highway network that is well used by existing residents.

5.15 An improvement to the pedestrian crossing point at the access junction to the Tesco store has been agreed as part of the proposals. The existing pedestrian crossing is poorly located and has restricted visibility due to

¹⁴ https://publicaccess.uttlesford.gov.uk/online-applications/files/01203DAA339F2FC71A308747EB6AC390/pdf/UTT_21_2509_OP-TRAVEL_PLAN-3676560.pdf

adjacent vegetation, and improvements to crossing would be of benefit to both future residents of the development and existing pedestrians.

5.16 Analysis of the latest five-year collision data has also been undertaken on the network surrounding the site as part of the TA and concluded that there are no overriding or unexpected highway safety patterns or concerns within the vicinity of the site which need to be considered.

5.17 The Highway Authority has also indicated that the 30mph limit is proposed to be extended from Saffron Walden eastwards beyond the site access as part of the S278 access works (see para 2.8 of the main highways SOCG), which will improve the conditions for both pedestrians and cyclists.

5.18 This addresses RfR 1b.

Active Travel Measures

5.19 The proposed development would provide a number of measures to promote and facilitate active travel.

5.20 A comprehensive network of pedestrian and cycle routes have been proposed within the site.

5.21 A residential travel plan would be developed including the provision of

travel packs for all residents which promote cycling and walking routes and set out public transport options.

5.22 A travel plan co-ordinator would be appointed to manage the travel plan and ensure services are in place and a Travel Plan monitoring fee of £1,596 per annum would be paid to ECC.

5.23 To promote cycling, a Bicycle User Group would be formed to encourage cycling and organise promotional events. Free cycle training would be provided and discounts on bicycles and equipment with local cycle outlets will be negotiated for all residents. National campaigns such as 'National Beek Week' and 'Cycle to Work Day', and the use of online portals such as the Active Essex Challenge Platform (www.activeessex.org) would be promoted. Maps will be produced showing recommended cycle routes to key destinations.

5.24 All houses to be provided with a garage or a separate secure storage area for bicycles. Where this is not practicable, 1 secure covered space per dwelling will be provided in easily accessible locations throughout the development.

5.25 Secure and covered visitor cycle parking spaces will be provided

throughout the development in easily accessible locations.

5.26 To improve conditions for cyclists in the immediate vicinity of the site, The Highway Authority has indicated that it would support an extension of the 30mph speed limit from Saffron Walden eastwards beyond the site access.

5.27 To promote walking, maps showing recommended walking routes to local facilities will be provided and the health benefits of walking will be publicised.

Promoting Sustainable Transport

5.28 Proposals contain numerous measures to promote sustainable transport such as walking, cycling, the use of public transport, electric vehicles, and vehicle sharing.

5.29 Travel packs will be provided for all residents including:

- Guidance and promotional material on the use of sustainable modes of travel;
- Details of walking, cycling, buses, trains, taxis, car sharing, car clubs, electric vehicles and charging points, school transport, and personalised journey planning;

- Reference to travel websites, resources, and support services for each mode of travel,
- Details of local travel campaigns and networking / support groups; and
- Access to an online tool to generate personalised Residential Travel Plans using a home and destination postcode to provide details of different travel options.

5.30 The travel plan will include sustainable travel vouchers of £100 to the first occupant of every dwelling which can be used for accessing sustainable modes of transport such as for the purchase of a bicycle/ electric bicycle and associate equipment, or bus/rail tickets

5.31 Community noticeboards will display travel information such as maps and locations of cycle parking, car club bays and public transport service access points. The noticeboard will also be used to inform residents of any new travel initiatives or events organised by the travel plan co-ordinator.

Public Transport

5.32 Two new bus stops would be provided on Radwinter Road. These bus stops will include shelters, bus clearways, DDA compliant bus access and real time passenger information. The majority of

the site would be within 400m of both bus stops, and there would be a maximum walk distance of 500m to the westbound bus stop and 540m to the eastbound bus stop. A new uncontrolled pedestrian crossing would connect the development to the new eastbound bus stop.

5.33 A financial contribution of £2,600 per dwelling would be provided towards the provision of bus services in Saffron Walden and ECC would serve the site via a regular service to key services and facilities as part of the emerging transport plan for Saffron Walden. The financial contribution would deliver an enhanced bus service both to the site and throughout the town.

5.34 A bus turning area (looped road arrangement) will also be provided within the site to enable a potential future bus service to be bought into the Appeal Site.

5.35 Based on the above, the public transport strategy will provide a realistic opportunity to travel by bus, reduce the number of single occupancy car journeys, and minimise associated carbon emissions.

Electric Vehicles

5.36 Dwellings will be designed in accordance with Essex Design Guide. All dwellings with on-plot parking to be provided with at least one electric vehicle

charging point. For unallocated parking, spaces will be provided with infrastructure to allow for connection to an electric charging point in the future.

5.37 This will help to facilitate the uptake of electric vehicles and deliver a number of benefits such as a reduction in air and noise pollution as well as a reduction in carbon emissions.

Town-Wide Car Sharing Club

5.38 The proposals would include measure to promote the future town wide car club to be operated by UDC.

5.39 A publicly accessible car club parking space with Electric Vehicle Charging Point would be provided within the development.

5.40 The following financial contributions would also be provided to encourage future residents to take part in the proposed car club:

- Annual membership for 5 years- £300 per dwelling;
- 10 hours driving credit- £80 per dwelling; and
- Pump priming operational costs of 1 electric vehicle for 5 years- £43,333.

5.41 The car club would enable prospective residents to have access to a car without having to buy or maintain

their own vehicle, which can encourage members to consider more sustainable modes of travel before using a car.

Summary

5.42 This section of the report has demonstrated that the proposals contain a number of measures to give priority to pedestrian and cycle movement, provide facilities and permeability with neighbouring sites for walking and cycling, assess the quality of the key routes for pedestrians and cyclists, provide active travel measures, and promote sustainable transport

5.43 This is in accordance with Policy GEN1 of the Local Plan and UDC's Climate Emergency and Interim Climate Change Planning Policy.

5.44 In conjunction with section 4, this section of the report demonstrates how the development proposals successfully address the RfR set out in paragraph 1a, 1b, 4 and 2.c.i of the refusal notice issued by UDC on the 18th of March 2022.

This section demonstrates how the Appellant will deliver a range of measures to mitigate and adapt to climate change.

6.1 Policy GEN1 of the UDC Local Plan (2005) states development must safeguard important environmental features, minimise the environmental impact, help to minimise water and energy consumption, and has regard to guidance adopted as supplementary planning guidance.

6.2 UDC's Energy Efficiency and Renewable Energy SPD contains guidance on measures to reduce energy use in new development following the energy hierarchy. The Interim Climate Change Planning Policy also contains guidance to ensure that development contributes to

climate change mitigation and adaptation.

6.3 Paragraph 4 of UDC's decision note issued on the 18th of March 2022 states:

- *"The proposed development would fail to provide and facilitate active travel measures and would therefore have a negative impact on the climate, the environment, and the local and national emissions goals. Therefore, the proposed development would be contrary to Policy GEN2, Uttlesford Interim Climate Change Policy and the NPPF 2021."*

6.4 The development will include a range of measures to mitigate and adapt to climate change and contribute to the achievement of local and national emissions goals.

6.5 This section sets out the climate change mitigation and adaptation measures

incorporated into the development at this stage and to be considered as part of the detailed design of the development and individual homes.

Climate Change

6.6 One of the main challenges facing the UK and new development is the need to mitigate and adapt to a changing climate. The Government is committed to tackling climate change and in 2019 set out an ambition to reduce carbon emissions 100% by 2050 (net zero).

6.7 The UKCP18¹⁵ projections demonstrate that as a result of Greenhouse Gas (GHG) emissions over time the UK will experience increased summer and winter temperatures with significantly increased maximum temperatures, reduced summer rainfall, increased winter rainfall and an increase in extreme weather events.

¹⁵ <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp>

6.8 The UK Climate Change Risk Assessment, updated in 2021¹⁶, identifies key risks associated with the effects of climate change. In relation to the built environment and the proposed development, these include reduce summer water availability, increased winter rainfall, and increased summer temperatures.

Climate Change Mitigation

6.9 The current Local Development Plan sets requirement for development to minimise energy consumption, enhance energy efficiency and make use of renewable energy.

6.10 The Council's Climate Energy and Interim Climate Change Planning Policy, although not formal policy, sets out further guidance to consider in the design of new homes, including that developers should demonstrate that their proposals are on a path towards achieving net zero by 2030.

6.11 In 2019, the Government published the Future Homes Standard¹⁷ (FHS) consultation which sets out the pathway for building standards to help deliver net zero homes.

6.12 From 2025 the FHS requires homes to achieve a 75% reduction in carbon reduction beyond Part L 2013 current regulations to create homes which are Net Zero Ready.

6.13 The interim FHS is the first step in the path to Net Zero Ready homes and from June 2022 homes are required to achieve a 31% improvement over Part L 2013.

6.14 In this context, the following sections outline how the dwellings at Radwinter Road will be designed to reduce carbon emissions during the occupation of the dwellings and deliver reduced carbon emissions and lower energy bills for residents.

6.15 In the context of the strategy proposed within this document it is recognised that this is an appeal in support of an outline planning application and therefore the detail of the energy strategy proposed will be developed during detailed design, potentially in response to a specific planning condition.

Construction Carbon

6.16 The Council's Local Plan sets no specific policies with regards to embodied

carbon. The Urban Place Supplement does recommend that lifecycle impacts and total embedded energy are considered.

6.17 The embodied carbon of buildings can account for half of a buildings lifetime emissions¹⁸, it is therefore a key area to consider in reducing the carbon emissions from development.

6.18 The embodied carbon of development includes carbon emissions from the manufacture and installation of materials in construction.

6.19 As part of the detailed design of new homes a Life Cycle Assessment (LCA) will be carried out to estimate the embodied carbon of proposed house types. The assessment will consider measures to reduce embodied carbon, including:

- Lean design to minimise materials use;
- Use of natural materials which sequester carbon such as timber;
- Specification of low carbon materials, for example steel and concrete with recycled materials content;

¹⁶ [UK Climate Risk](#)

¹⁷ [The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings - GOV.UK \(www.gov.uk\)](#)

¹⁸ Royal Institution of Chartered Surveyors (RICS) (2017). Whole life carbon assessment for the built environment RICS professional statement, UK.

- Use of local supplies and labour where feasible; and
- The use of Modern Methods of Construction including off-site prefabrication of building elements.

6.20 The Reserved Matters (RM) application(s) will include an LCA setting out how the embodied carbon of the proposed development will be reduced.

The Energy Strategy

6.21 Developing energy efficient homes is a key objective of national and local policy.

6.22 The Council's current Local Plan sets no specific targets in relation to energy or carbon reduction. The Urban Place Supplement does set a requirement for development to include renewable energy to provide at least 10% of predicted energy via renewable energy, although adopted in 2007 this document is now considerable out of date in comparison to the latest Building Regulations.

6.23 The Council's more recent Climate Energy and Interim Climate Change Planning Policy sets a requirement for developers to demonstrate a development pathway to achieving net zero carbon by 2030 and that opportunities to reduce energy use and incorporate renewable energy.

6.24 To achieve significant reductions in carbon emissions all homes at Radwinter Road will be constructed to meet the interim Future Homes Standard which will ensure the dwellings are 31% more energy efficient than those constructed to the existing 2013 Building Regulations.

6.25 The exact energy strategy for the dwellings will be confirmed as part of RM application(s) however all dwellings will follow the principles of the energy hierarchy, as shown in **Figure 8**, which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy.

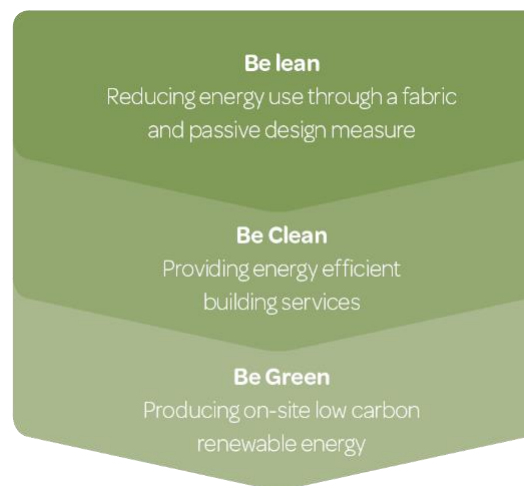


Figure 8: The Energy Hierarchy

Be Lean – Reducing Energy Use

6.26 Central to the delivery of low carbon and energy efficient buildings is the 'Fabric First' principle which aims to reduce the demand for heat and power through a well-insulated building fabric and energy efficient services.

- This 'fabric first' approach has a number of distinct benefits including:
- Carbon savings delivered are 'locked-in' for the lifetime of the building (60 years or more) rather than the lifespan (<25 years) of an energy technology;
- Virtually no maintenance and/or replacement costs to maintain carbon reductions through improved fabric;
- No reliance on an occupier's behaviour to deliver carbon reductions. Achieving carbon savings from renewable energy technologies requires education, awareness and often, behavioural changes from occupants.

6.27 To implement the fabric first principle, the following measures will be targeted:

- High levels of air tightness which go beyond the minimum building regulation compliance values.

- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation.
- Materials with low u-values to ensure minimal energy loss.
- Minimising thermal bridging to reduce energy loss through the building structure.
- The use of double or triple glazing.
- Use of waste water heat recovery systems in showers and bathrooms to capture and reuse waste heat from grey water.
- Incorporating high efficiency lighting targeting 100% LED.
- Installation of Mechanical Ventilation and/ or Heat Recovery.

6.28 It is highly likely that a combination of these measures will be used to maximise the energy efficiency of the dwellings.

6.29 Through these measures, it is anticipated the development will significantly reduce energy demand and carbon emissions before the provision of heat and electricity.

Be Clean – Efficient Energy

6.30 The next stage of the Energy Hierarchy is the provision of energy efficiently for which District Heating Networks (DHN) are the most common

solution. DHN's typically comprise a centralised heat generator, typically a gas fired Combined Heat and Power (CHP) engine. CHP systems generate electricity and waste heat which can be fed into a network of insulated pipes which deliver low carbon heat to buildings to provide heating and hot water via individual heat transfer units.

6.31 DHNs are suited to development with high thermal demand, typically provided by sufficient density or a large anchor load, i.e., high density flats, leisure centres and industrial process.

6.32 The continued decarbonisation of the national electricity grid as supported by the SAP 10.2 document, incorporated into the update of the 2021 Building Regulations, shows that gas CHP systems now increase CO2 emissions, even compared to standard gas boilers.

6.33 While other technologies are available to generate heat as part of a heat network, including heat pumps and fuel cells, these have higher running costs and do not benefit from the sale of energy generated through CHP systems which is sold back the grid.

6.34 Crucially, because of the thermal efficiency of the development, there will not be the thermal demand density to make a network of pipes viable.

6.35 In this context, given the type of development proposed, it is considered that the installation of a heat network is unsuitable and will not be utilised at Radwinter Road.

6.36 Whilst a district heating scheme is not thought viable for Radwinter Road it is possible that dwellings may be fitted with individual gas boilers to provide the primary source of space heating and hot water. In this event additional renewable energy generating technologies will also be installed.

Be Green – Low Carbon Renewable Energy

6.37 The final stage of the energy hierarchy is the generation of on-site low carbon renewable energy.

6.38 A review of potential low carbon renewable energy technologies which may be suitable for inclusion in the dwellings has been provided below.

6.39 **Photovoltaics (PV)** - Photovoltaic (PV) systems generate zero carbon electricity from sunlight and are well suited to unobstructed southeast to southwest facing roof spaces. Excess power is exported to the grid or can be harnessed using battery storage. Maintenance requirements are typically minimal.

6.40 **Heat Pumps** - Heat pumps provide low carbon heat sourced, normally, either from the ground (Ground Source Heat Pumps) or air (Air Source Heat Pumps). This type of system is suited to thermally efficient buildings and are used instead of gas fired boilers. They require main electricity to operate but typically generate at around three to five units of heat for every unit of electricity that is consumed. Because the heat is generated more efficiently at a lower temperature than that produced by a gas boiler, heat pumps typically require underfloor heating or over-sized radiators to ensure the heat is distributed efficiently. Heat pumps are identified in the FHS as the likely option for reducing emissions from new homes in the long term.

6.41 At this stage potentially suitable renewable energy technologies for consideration during the detailed design of individual homes at Radwinter Road are roof mounted PV cells and Air Source Heat Pumps.

Climate Mitigation Summary

6.42 In summary, the proposed dwellings will meet the Interim FHS carbon reduction target through the application of the energy hierarchy and

the relevant measures as outlined in this report.

6.43 **Table 2** demonstrates that in the first year alone the energy strategy will result in savings of c176 tonnes of carbon compared to dwellings built to the 2013 Regulations.

6.44 If any dwellings are constructed with individual gas boilers then roof mounted PV cells will be required to meet the carbon reduction target.

6.45 If ASHP are installed in dwellings instead of gas boilers then it is possible that this renewable technology alone may meet the carbon reduction target.

6.46 Future RM application(s) will be supported by a detailed energy strategy confirming the measures and technologies deployed.

Table 2 – Estimated Carbon emissions (tonnes) and savings from the energy strategy at Radwinter Road at Year One

Part L 2013 (tonnes CO2)	Emissions with the Strategy (tonnes CO2)	Carbon Savings (tonnes CO2)
373	257	116

Climate Change Adaptation

6.48 The current Local Plan sets no specific climate change adaptation policies, however the Council's Climate Energy and Interim Climate Change Planning Policy sets expectations for development to minimise water consumption, mitigate against flood risk, and achieve biodiversity net gain.

6.49 This section identifies key measures which will be incorporated into the design of new buildings and the proposed development to adapt to climate change responding positively to the Councils interim Climate Change Policies.

Water Efficiency

6.50 Designing to conserve water Essex is located in one of the driest areas of the country and therefore the conservation of water is a high priority.

6.51 Potable water is an important natural resource and with the majority of the UK classed as being in an area of moderate or severe water stress, the conservation of water is becoming a more significant sustainability metric.

6.52 The buildings at Radwinter Road will reduce water consumption through a range of water efficiency measures such as:

- Dual, low flush WC's.
- Aerating/Spray taps for wash hand basins.
- Low flow showers.
- Water butts for those properties with back gardens (where appropriate).

6.53 Through the use of these measures new homes will aim to achieve a water consumption rate of 110l/p/d or less.

Flood Risk and Drainage

6.54 A Flood Risk Assessment (FRA) has been prepared by Cotswold Transport Planning and accompanying the outline planning application as Appendix 9.1 of the Environmental Statement.

6.55 The FRE reviews the potential risk of flooding to the site, and measures to manage surface water taking into account the effects of climate change.

6.56 The FRA found that the site is situated in Flood Zone 1 and therefore at a low risk of flooding from fluvial, pluvial, groundwater and sewer sources.

6.57 The FRA includes a drainage strategy which sets out how surface water runoff generated by the proposal will be stored using a series of attenuation basins and Sustainable Drainage Systems (SuDS) before discharging into the existing

watercourse to the west of the site. The drainage strategy has been designed to accommodate a 1 in 100 year event, including a 40% allowance for climate change.

Overheating

6.58 With rising summer temperatures there is an increasing risk of overheating in buildings which could adversely affect building occupants and users.

6.59 In recognition of this, Part O of the Building Regulations sets out requirements around avoiding the issue of overheating. This provides two routes to compliance; limiting glazing to a certain % of floor area, varying on where in the country it is, or using software modelling to demonstrate the home will not overheat due to rising temperatures.

6.60 The detailed design of new homes will incorporate overheating assessment in accordance with the Building Regulations and where issues are identified through the provision of mitigation measures, buildings will be able to adapt and be resilient to future climatic changes.

Biodiversity

6.61 The effects of climate change are expected to include changing annual temperatures and rainfall patterns. These

changes will impact in habitats and biodiversity through as a result of changing climate space.

6.62 The England Biodiversity Strategy and Natural England Climate Change Adaptation Manual provides guidance on protecting habitats, achieved through enhancing biodiversity.

6.63 As part of the outline application a Preliminary Ecological Appraisal (PEA) was prepared by Harris Lamb (Appendix 8.1b of the Environmental Statement Addendum) which lists a range of design considerations and biodiversity enhancement opportunities, this will include the specification of climate tolerant species.

6.64 As part of proposed Conditions for the planning application a condition has been proposed for the development to achieve as a minimum a 10% Biodiversity Net Gain (BNG).

6.65 Achieving a BNG will help site habitats and species adapt to climate change.

Summary

6.66 This section of the report has demonstrated how the proposed development incorporates measures to mitigate and adapt to climate change in accordance with Policy GEN1 of the Local

Plan (2005), UDC's Energy Efficiency and Renewable Energy SPD, and the Interim Climate Change Planning Policy.

6.67 The measures outlined above demonstrate how the development will minimise impact on the climate and environment, and contribute to achieving both local and national emissions goals, addressing the RfR set out in paragraph 4 of UDC's decision note issued on the 18th of March 2022.

This evidence has been prepared to demonstrate how the proposed development at Land South of Radwinter Road constitutes a sustainable development in accordance with national and local sustainability policy.

A Sustainable Location for Development

7.1 A number of key services and facilities can be accessed within walking or cycling distance of the Appeal Site including shops selling food and fresh groceries, schools and library services, health and social care facilities, banks and cash machines, post boxes and a post office, leisure and sports facilities, children's play facilities, green space, pubs, restaurants, places of worship, an allotment space, community halls. The site also has good public transport accessibility which would enable future

residents to access a wider range of services without the use of a car.

7.2 The proposed addition of a new pedestrian cycle link through the neighbouring residential development enhances the permeability of the site and provides an alternative route into Saffron Walden.

Sustainable Transport Measures

7.3 A range of measures have been put in place to promote and facilitate sustainable transport to and from the site.

7.4 A comprehensive network of pedestrian and cycle routes will be provided to promote pedestrian and cyclist permeability within and out of the site.

7.5 An assessment of the quality of key routes to and from the site has been carried out and improvements to the pedestrian crossing point at the access junction to the Tesco store suggested which would benefit both future residents and existing pedestrians.

7.6 A residential travel plan would be developed including the provision of travel packs for all residents which promote walking, cycling, public transport options.

7.7 A travel plan co-ordinator would be appointed to manage the travel plan and ensure services are in place. A Travel Plan monitoring fee of £1,596 per annum would be paid to ECC.

7.8 All houses will be provided with a garage or separate secure storage area for bicycles where practicable, or secure covered space. Secure and covered visitor cycle parking spaces will be provided throughout the development.

7.9 Two new bus stops would be provided on Radwinter Road. A new uncontrolled pedestrian crossing would connect the development to the new eastbound bus stop and a bus turning area will also be provided within the Site. A financial contribution of £2,600 per dwelling would be provided towards the provision of bus services in Saffron Walden, which would

improve bus services for both potential residents and existing bus users.

7.10 All dwellings with on-plot parking will be provided with at least one EV charging point and unallocated spaces will be provided with cabling to allow future connections.

7.11 A publicly accessible car club parking space with Electric Vehicle Charging Point would be provided within the development and financial contributions would also be provided to encourage future residents to take part in the proposed car club.

Climate Change Mitigation

7.12 The Appellant has developed an energy and sustainability strategy which contributes to achieving both local and national carbon targets.

7.13 Homes will be designed taking into consideration of the embodied carbon of materials. A Life Cycle Assessment will be carried out to inform design to make use of sustainable low carbon materials where possible.

7.14 Homes will be built in accordance with the requirements of the Future Homes Standard and Part L 2021, with new homes designed to achieve a 31% carbon reduction above Part L 2013. Considering the use of low carbon

renewable energy technologies such as Heat Pumps and Solar PV to reduce operational emissions. The energy strategy will be delivered through the application of the energy hierarchy which will utilise energy efficient technologies such as Wastewater and Flue Gas Heat Recovery Systems.

7.15 Renewable energy technologies such as roof mounted PV cells and/ or Air Source Heat Pumps will be provided.

7.16 All dwellings with a driveway will be provided with at least one active EV charging point to allow homeowners the ability to charge their Electric Vehicles (EV'S) at home. Unallocated spaces will be provided with cabling to enable future connection.

Climate Change Adaptation

7.17 The development will incorporate a range of measures to ensure the long-term resilience of the development to the effects of climate change. Measures include:

7.18 All dwellings at the appeal site will utilise water efficient technologies to meet the 110 litres per person per day target.

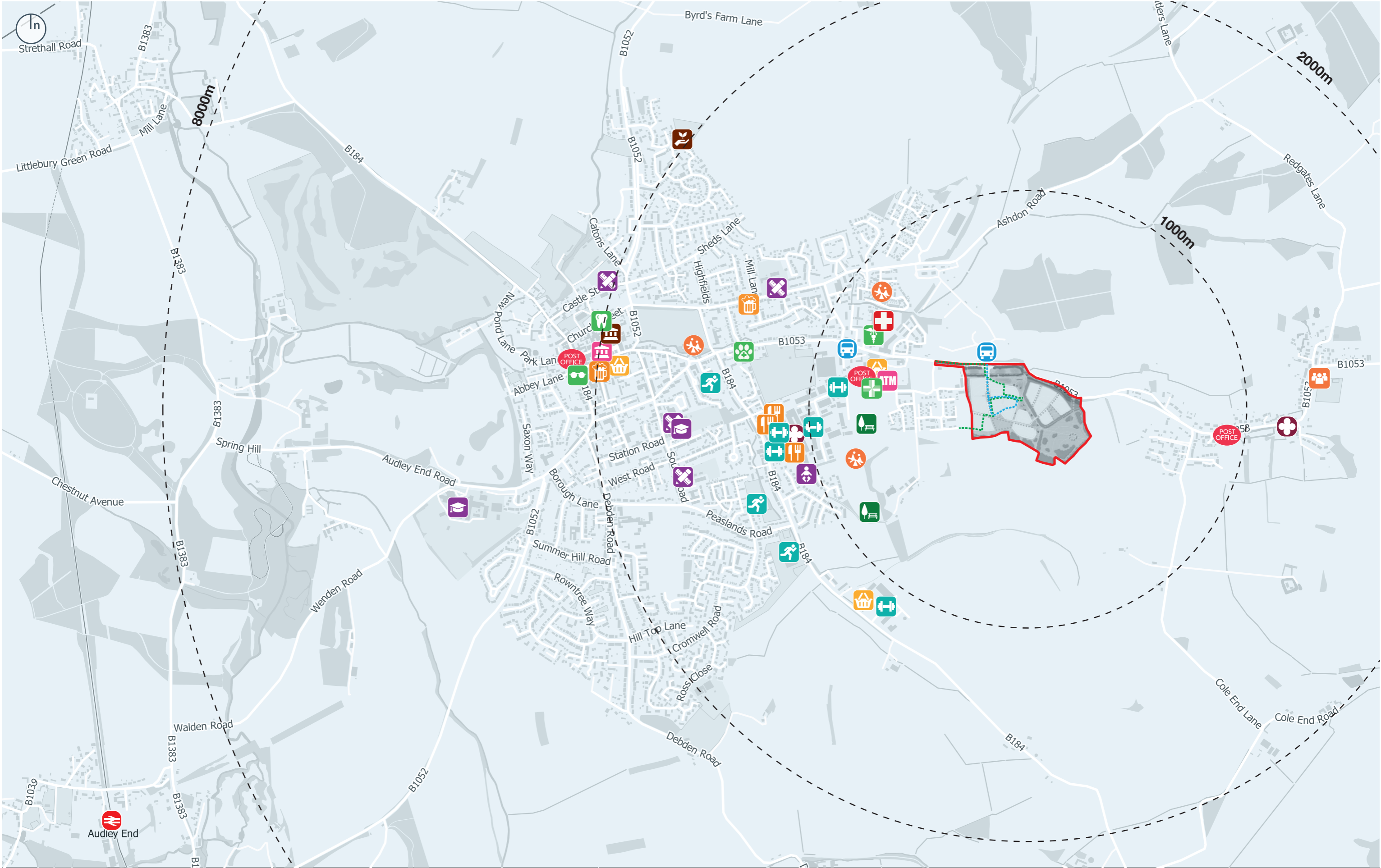
7.19 Provision of a surface water drainage system designed to mitigate a 1

in 100 storm event, including a 40% allowance for climate change.

7.20 Homes designed to minimise the risk of overheating taking into account increasing annual temperatures set out in the UKCP18 climate projections.

7.21 Site habitats and species enhanced to achieve a Biodiversity Net Gain of at least 10% helping protect against the effects of climate change.

Appendix 1: Access to Services Map



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- | | | | | | |
|----------------------|------------------|------------------|-------------------|-----------------------------|-------------------|
| Site boundary | Vet | Public House | Town Hall | Green space | Bus stop |
| Grocery store | Hospital | Restaurant | Post Office / box | Leisure & sports facilities | Bus route |
| General Practitioner | Nursery | Bank | Place of worship | Gym | Pedestrian access |
| Pharmacy | Primary school | ATM | Playground | Allotment | |
| Optician | Secondary School | Community centre | Train Station | | |

CLIENT Rosconn

PROJECT Land South of Radwinter Road

DRAWING: Access to services map

PROJECT NO.
ROSZ3000

DRAWING NO.

REVISION

STATUS
Preliminary

SCALE
NTS @ A3

DATE
August 2022

CHECKED BY
LB

Turley

Appendix 2: Mitigating and Adapting to Climate Change

Land at Radwinter Road

Mitigating and Adapting to Climate Change

The design of the proposed development at Radwinter Road will include a sustainability strategy which is flexible and fit for the future. A range of measures will be incorporated into the development design to enhance the sustainability of the development ensuring it is resilient to the future impacts of climate change as well as reducing carbon emissions.

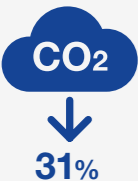
Climate Change Mitigation

Construction Carbon



The embodied carbon of buildings can account for half of a building's lifetime emissions. As part of the detailed design of new homes a Life Cycle Assessment (LCA) will be carried out to estimate the embodied carbon of proposed house types and consider measures to reduce the embodied carbon of homes.

Energy and Carbon Strategy



Homes will be designed in accordance with the Energy Hierarchy to reduce energy use and carbon emissions and design will incorporate a range of fabric and energy efficiency measures to meet the requirements of the Building Regulations.

The development will include homes which achieve a 31% carbon reduction beyond the Part L 2013 in accordance with the interim Future Homes Standard. The detailed design of the development will explore options for reducing carbon emissions in accordance with the FHS as required, considering the use of renewable technologies such as Air Source Heat Pumps and Solar PV.



Climate Change Adaptation

Flood Risk



The site is situated in Flood Zone 1 and therefore at a low risk of flooding from fluvial, pluvial, groundwater and sewer sources. The Drainage Strategy for the site sets out how surface water runoff generated by the proposal will be stored using a series of attenuation basins and Sustainable Drainage Systems (SuDS) before discharging into the existing watercourse to the west of the site. The drainage strategy has been designed to accommodate a 1 in 100 year event, including a 40% allowance for climate change.

Overheating



Homes will be designed for climate resilience and adaptation through accordance with the new Building Regulations Part O Overheating. Homes will be designed in accordance with the cooling hierarchy, meaning they will be better equipped to manage their cooling needs and adapt to and mitigate climate change.

Biodiversity



The Preliminary Ecological Appraisal (PEA) prepared to support the application lists a range of design considerations and biodiversity enhancement opportunities, this will include the specification of climate tolerant species. The proposed strategy will deliver a minimum 10% Biodiversity Net Gain (BNG), helping site habitats and species enhance resilience to climate change.

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Turley
Sustainability

APPENDIX 5

Written Statement on Noise

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPEAL**

Appeal Reference: APP/CI570/W/22/3296426

District Council Reference: UTT/21/2509/OP

**Location: Land South of (East of Griffin Place), Radwinter Road, Swards End,
Saffron Walden, Essex CB10 2NP**

**Appellant: Rosconn Strategic Land & T E Baker and S R Hall, The Executors of Mr
E C Baker and Mrs J Baker**

**Outline application for the erection of up to 233 residential dwellings including
affordable housing, with public open space, landscaping, sustainable drainage
system (SUDS) and associated works, with vehicular access point from Radwinter
Road. All matters reserved except for means of access.**

Expert Statement on Noise

Michael Brownstone, Resound Acoustics

on behalf of Rosconn Strategic Land

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I INTRODUCTION

- I.1 My name is Michael Stanley Brownstone. I am a member of the Institute of Acoustics and I hold a Bachelor of Engineering Degree (with honours) in Engineering Acoustics and Vibration, which was awarded by the University of Southampton in 1992.
- I.2 I am a Director of Resound Acoustics Limited, an independent acoustic consultancy that I started in the summer of 2008. Prior to setting up Resound Acoustics, I was the Head of Acoustics at SLR Consulting Limited, a multi-disciplinary environmental consultancy, a position I held from May 2005 to August 2008.
- I.3 Prior to joining SLR, I was the Head of Acoustics at Halcrow, a multi-disciplinary engineering and environmental consultancy, a position I held from July 2003. Prior to joining Halcrow, I was employed between 1997 and 2003 at WSP Acoustics, latterly as an Associate.
- I.4 Overall, I have 28 years' experience in the measurement, prediction and assessment of noise and vibration, with particular emphasis on residential development, industrial noise, and environmental and transportation issues.
- I.5 I have been involved in public and planning inquiries and Nationally Significant Infrastructure Projects for a number of residential, commercial, industrial and energy sector developments, proposed landfill sites, and transportation schemes.
- I.6 My company, Resound Acoustics, was appointed by Rosconn Strategic Land in November 2020 to provide an assessment of the suitability of the appeal site for the proposed development and to determine the extent of any noise impacts that the proposed development might give rise to, if permitted.
- I.7 I was instructed by Rosconn Strategic Land in August 2022 to provide an expert view on the points raised by Saffron Walden Town Council and Swards End Parish Council in relation to noise.

2 NOISE ASSESSMENTS

2.1 Resound Acoustics has produced the following documents in connection with this appeal:

- A Noise Assessment for Radwinter Road, Saffron Walden (reference RA00693 – Rep 1, Rev 1, dated 18th November 2021), referenced in this document as ‘the November 2021 noise report’;
- Chapter 11 of the Environmental Statement (ES) and associated appendices (collated by Bidwells, dated August 2021), referenced in this document as ‘the ES’; and
- Chapter 11 of the ES Addendum and associated appendices (collated by Bidwells, dated January 2022), referenced in this document as ‘the ES Addendum’.

2.2 The November 2021 noise report set out the results of sound surveys at the site, and presented an assessment of the suitability of the site for a residential development, including consideration of commercial uses to the west of the site. The key recommendations were:

- the houses should be set back from Radwinter Road, in the manner suggested by the illustrative masterplan;
- standard thermal double-glazing should be sufficient to control noise levels within the proposed properties to meet the adopted guideline values, if the layout is similar to that set out in the illustrative masterplan;
- where feasible, the final site layout should orient properties along the northern edge of the site, closest to Radwinter Road, so that they screen their gardens from the road; and
- where gardens are not screened from Radwinter Road by buildings, garden fences that act as noise barriers may be required to reduce noise levels in gardens.

2.3 The overall conclusions in the November 2021 noise report were:

- sound levels at the site are broadly acceptable for the residential development;
- providing appropriate mitigation is incorporated into the final design of the site, noise levels within the proposed properties should meet the adopted internal and external noise level guideline values;
- noise from commercial facilities to the west of the site are unlikely to lead to an adverse impact at the site.

2.4 Chapter 11 of the ES set out an assessment of the noise and vibration that might be generated by the construction of the proposed development and of the potential noise effects from traffic generated by the proposed development, once it is complete. The key findings in Chapter 11 of the ES were:

- there is potential for noise and vibration from construction work to give rise to significant adverse effects when the works are close to the site boundaries close to nearby receptors, if undertaken without mitigation. A range of mitigation measures was set out to reduce the effects to a minimum;
- noise from traffic associated with the construction of the development was found to not give rise to any significant effects; and
- noise from traffic generated by the development once it is complete and occupied was also found to not give rise to any significant effects.

- 2.5 Chapter 11 of the ES Addendum was presented as an update of Chapter 11 of the ES, with all changes shown as tracked. In response to the Scoping Opinion from Uttlesford District Council, Chapter 11 of the ES Addendum included an assessment of the potential for traffic generated by the completed and occupied site to give rise to vibration effects.
- 2.6 Chapter 11 of the ES Addendum concluded that:
- vibration from traffic generated by the development once it is complete and occupied was found to not give rise to any significant adverse effects.
- 2.7 Other than the additional assessment of road traffic vibration, Chapter 11 of the ES Addendum contained the same assessment as had been set out in Chapter 11 of the ES.
- 2.8 It is evident from planning officer's report to the Planning Committee (dated 2nd March 2022) that the findings of the noise assessments were accepted and deemed satisfactory by the relevant technical officers at Uttlesford District Council.
- 2.9 Draft conditions have been agreed between the appellant and Uttlesford District Council that will secure a site layout with appropriate measures to control noise levels at the site (draft Condition 13), and will put in place appropriate controls for the management of the construction works (draft Condition 11).

3 THE SAFFRON WALDEN TOWN COUNCIL AND SEWARDS END PARISH COUNCIL CASE ON NOISE

- 3.1 The case on noise made by Saffron Walden Town Council (SWTC) and Swards End Parish Council (SEPC) is set out in paragraph 26 of their Rule 6 Statement (dated 25th May 2022):

“The key cause of excessive noise has been identified within the application as being traffic generation. Local Plan Policy ENV 11 states that noise generating development will not be permitted if it would be liable to adversely affect the reasonable occupation of noise sensitive development nearby, which would include existing and proposed houses and their amenity spaces. This is consistent with NPPF 185, and then potentially allows for a balance against need for the development, and the impact should firstly be assessed in order to realistically carry out the balancing exercise. The significant increase in noise is likely to affect both Swards End and Saffron Walden and should take into account area specific causes such as topography, narrow roads and hills, which to date has not been done.”

- 3.2 Under the heading of ‘Safety’, SWTC and SEPC set out the following at paragraph 34:

“There is conflict with noise and vibration from Radwinter Road and Cumulative impacts under NPPF 174 and Local Plan Policies ENV10 and ENV11.”

- 3.3 In the conclusion section of their Rule 6 Statement, SWTC and SEPC state that they will provide evidence to support their position; however, this evidence is not yet available.

- 3.4 In addition to their Rule 6 Statement, SWTC and SEPC have commented on the Scott Schedule for the inquiry, under Topic I Noise.

- 3.5 Responding to the Appellant’s initial response, wherein the Appellant identified where in the application road traffic noise was assessed, SWTC and SEPC have stated:

“The key cause of noise has been identified within the application as being traffic generation.

The housing is located where the identified road noise including from vibration is likely to affect amenity.

The Rosconn comment of 20/07/2022 does not consider on-site noise.”

4 RESPONSE TO SWTC AND SEPC

- 4.1 In paragraph 26 of their Rule 6 Statement, SWTC and SEPC refer to Policy ENV11 of the *Uttlesford Local Plan* ('the Local Plan') (adopted in January 2005), which relates to noise-generating development, as follows:

"Policy ENV11 - Noise Generators

Noise generating development will not be permitted if it would be liable to affect adversely the reasonable occupation of existing or proposed noise sensitive development nearby, unless the need for the development outweighs the degree of noise generated."

- 4.2 By referring to Policy ENV11, I presume that SWTC and SEPC are suggesting that the level of traffic noise generated by the development once it is complete and occupied may be of such magnitude that the development should either not be permitted, or at the very least, road traffic noise should be a material factor in determining the planning balance.

- 4.3 However, the Local Plan text supporting Policy ENV11 suggests that the policy relates to developments that generate noise as a direct result of their function, for example industrial or commercial development, or other such development associated with economic activity.

- 4.4 The supporting text states at paragraph 5.22 of the Local Plan:

"It is equally important that new development involving noisy activities should if possible be sited away from noise sensitive land uses. Development that generates noise is typically associated with economic activity. A B2 general industrial use, transport infrastructure, or a significant traffic generator are examples. It will be necessary to weigh the benefit of the jobs created, the value of the business supported, the reduction in congestion costs and any other benefits against the degree of annoyance caused by the noise in the case of these developments, taking into account any controls and mitigation measures that could reasonably be imposed by condition."

- 4.5 The only link provided in paragraph 5.22 of the Local Plan that might support the use of Policy ENV11 in making a point around traffic noise from a residential development is the reference to "a significant traffic generator". I interpret this to mean a commercial development such as a distribution or logistics depot.

- 4.6 Notwithstanding this, for the supporting text to include the appeal site, it would be necessary to demonstrate that the amount of traffic generated is significant. Since this statement deals with noise and not traffic, I will deal with this point in terms of the significance of any traffic noise impacts.

- 4.7 SWTC and SEPC state in paragraph 26 of their Rule 6 Statement that to inform the planning balance test, an assessment of the road traffic noise must be undertaken:

"...the impact should firstly be assessed in order to realistically carry out the balancing exercise."

- 4.8 They repeat the point in the final sentence of the same paragraph, highlighting their claimed lack of an assessment:

“The significant increase in noise is likely to affect both Swards End and Saffron Walden and should take into account area specific causes such as topography, narrow roads and hills, which to date has not been done.”

- 4.9 The potential impact of noise from road traffic generated by the development was assessed in Chapter 11 of the ES, and repeated in Chapter 11 of the ES Addendum; it is incorrect to state that such an assessment has not been undertaken.
- 4.10 The claim that there will be a significant increase in noise was not borne out by the assessment set out in Chapter 11 of the ES. Key roads in Swards End and Saffron Walden were included in the assessment and no significant adverse effects were found to occur in either location.
- 4.11 In fact, the assessment of road traffic noise in Chapter 11 of the ES demonstrated that the changes in the road traffic noise would amount to negligible increases along all of the road links assessed except one, where a minor benefit (decrease in noise) was predicted.
- 4.12 I understand that this conclusion is not disputed by the relevant technical officers at Uttlesford District Council.
- 4.13 On this basis, it is my professional opinion that traffic generated by the proposed development will not give rise to any significant adverse noise effects.
- 4.14 The conclusions of the road traffic noise assessment also undermine SWTC and SEPC's point in relation to Local Plan Policy ENV11, insofar as in the absence of any identified significant impacts, Local Plan Policy ENV11 is met and the planning balance is not affected.
- 4.15 Under the heading of 'Safety', SWTC and SEPC make the following points in paragraph 34 of their Rule 6 Statement:
- “There is conflict with noise and vibration from Radwinter Road and Cumulative impacts under NPPF174 and Local Plan Policies ENV10 and ENV11.”*
- 4.16 I am not clear why these points are included under the heading of 'safety', as they do not relate to safety matters.
- 4.17 Paragraph 174 of the National Planning Policy Framework (NPPF) relates to preventing new and existing developments:
- “...from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution...” (NPPF para 174(e))*
- 4.18 An 'unacceptable' level of impact is a greater level of impact than a 'significant' level of impact, as is set out in the Government's *Planning Practice Guidance* (PPG) on noise, titled *Noise*, which was originally issued in March 2014 to advise:
- “...on how planning can manage potential noise impacts in new development.”*
- 4.19 The PPG sets out a number of principles in the form of questions and answers, and reinforces the guidance set out in the NPPF and the Noise Policy Statement for England. The most recent version of the PPG was published in July 2019.

- 4.20 The noise PPG provides a helpful summary table to explain how noise exposure relates to human reactions, as replicated in Table 4.1.


Table 4.1: Planning Practice Guidance summary of noise exposure hierarchy

Perception	Examples of Outcomes	Increasing Effect Level	Action
No Observed Effect Level			
Not present	No effect	No observed effect	No specific measures required
No Observed Adverse Effect Level			
Present and not intrusive	Noise can be heard, but does not cause any change in behaviour, attitude of other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life.	No observed adverse effect	No specific measures required
Lowest Observed Adverse Effect Level			
Present and intrusive	Noise can be heard and causes small changes in behaviour, attitude or other physiological response, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a small actual or perceived change in the quality of life.	Observed adverse effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level			
Present and disruptive	The noise causes a material change in behaviour, attitude or other physiological response, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep the windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant observed adverse effect	Avoid
Present and very disruptive	Extensive and regular changes in behaviour, attitude or other physiological response and/or an inability to mitigate effect of noise leading to psychological stress, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory.	Unacceptable adverse effect	Prevent

- 4.21 It can be seen from Table 4.1 that an 'unacceptable' adverse effect is a level of impact above a significant adverse impact.
- 4.22 Since the submitted assessments demonstrate that there are no significant adverse effects on health and quality of life, it follows that there cannot be an unacceptable impact. Paragraph 174(e) of the NPPF therefore does not take effect for the appeal site.
- 4.23 Local Plan Policy ENV10 deals with the suitability of sites for development, in this case, whether the existing acoustic climate at the appeal site is suitable for the proposed residential development. The reference to Local Plan Policy ENV10 ties in with SWTC and SEPC's comment in the Scott Schedule, where they noted:
- "The housing is located where the identified road noise including from vibration is likely to affect amenity.*
- The Rosconn comment of 20/07/2022 does not consider on-site noise."*
- 4.24 The assessment of the suitability of the site for residential development was contained in the November 2021 noise report, which concluded that subject to a suitable site layout design, the site met the tests in national planning policy and was considered suitable for residential development.
- 4.25 I understand that this conclusion is not disputed by the relevant technical officers at Uttlesford District Council and a suitable site layout will be secured by agreed draft Condition 13.
- 4.26 SWTC and SEPC also refer to vibration affecting the amenity of the proposed development site. Groundborne vibration from road traffic is very rarely an issue for adjacent houses, unless there is a deficiency with the road, such as a pot hole or other discontinuity.
- 4.27 The assessment method for road traffic noise and vibration, the Design Manual for Roads and Bridges LA111 *Noise and Vibration* specifically excludes groundborne road traffic vibration from road traffic on the basis that a well-maintained road will not give rise to perceptible levels of vibration.
- 4.28 In this instance, the findings of the November 2021 noise report included the recommendation that the proposed properties be set back from Radwinter Road in the manner shown in the illustrative masterplan. By maintaining a separation buffer between the proposed houses and the road, there is no prospect of groundborne traffic vibration adversely affecting the appeal site, providing the road is maintained in a good condition, free from discontinuities.
- 4.29 I have already addressed Local Plan Policy ENV11; in my opinion it relates to noise-generating development in the sense of an industrial, commercial or other economic development, not to residential developments. Even if Local Plan Policy ENV11 did relate to residential developments, the traffic noise effects from the proposed development are not significant, so Local Plan Policy ENV11 is not breached.

5 CONCLUSION

- 5.1 The points raised by Saffron Walden Town Council and Swards End Parish Council do not raise new material concerns in terms of noise and vibration. The points that they raise have been assessed in the submitted noise assessments, and it is understood they are not disputed by the relevant technical officers at Uttlesford District Council.
- 5.2 The noise assessments demonstrated that:
- noise and vibration from road traffic generated by the proposed development once it is complete and occupied will not lead to adverse effects; and
 - the acoustic climate at the site is suitable for residential development.
- 5.3 It is understood that neither of these points are disputed by the relevant technical officers at Uttlesford District Council.
- 5.4 Draft conditions have been agreed between the appellant and Uttlesford District Council that will secure a site layout with appropriate measures to control noise levels at the site (draft Condition 13), and will put in place appropriate controls for the management of the construction works (draft Condition 11).

Signed.....

Mr M. Brownstone

Date: 5th August 2022

APPENDIX 6

Written Statement on Drainage



Land South of Radwinter Road (East of Griffin Place)

Saffron Walden

Rosconn Strategic Land and Thomas Eric
Baker and Sally Rose Hall, the Executors of Mr
E C Baker and Mrs J Baker

Flood Risk & Drainage Statement
August 2022



Document Control

Job No.	20-1142	
Project Name	Land South of Radwinter Road (East of Griffin Place), Saffron Walden	
Document Title	Flood Risk & Drainage Statement	
Status	Issue	
Client	Rosconn Strategic Land and Thomas Eric Baker and Sally Rose Hall, the Executors of Mr E C Baker and Mrs J Baker	
	Name	Date
Prepared By	Ben Fleming	Aug 2022
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1 Introduction

Context

- 1.1 Cotswold Transport Planning (CTP) (now Rappor Consultants) provided the Flood Risk Assessment (FRA) (CTP-20-1142-FRA-04 dated July 2021) inclusive of a Drainage Strategy to support the planning application (UTT/21/2509/OP) along with the applicable Environmental Statement chapter, (chapter 8) with the FRA provided as a chapter technical appendix.
- 1.2 This Flood Risk & Drainage Statement sets out the response to the comments provided as part of the Rule 6 Scott Schedule presented by Saffron Walden Town Council (SWTC) as part of the planning Appeal (APP/C1570/W/22/3296426) against refusal of planning permission application for 233 residential properties.
- 1.3 This Statement responds to comments J1-J5 provided as part of Topic J: Flooding within the Rule 6 Schedule.

Background

- 1.4 The appeal site is located wholly within Flood Zone 1 as shown on the Environment Agency Flood Map for Planning and Figure 5.1 within the FRA subitted with the planning application. This is the area shown to be at low risk of river flooding. The proposal did not require the application of the Sequential or Exception Tests on this basis.
- 1.5 Consultation undertaken with Essex County Council, in their role as the Lead Local Flood Authority (LLFA) for flooding information relevant (see Appendix E in the FRA) identified there are no records of the site being affected by flooding.
- 1.6 Surface water runoff generated by the proposal, accounting for the effects of climate change, would be stored on site using attenuation basins and SuDS corridors, before discharging into the existing watercourse via a Hydro-brake control chamber to the west of the site as displayed on the Drainage Strategy in Appendix G within the FRA. This formalised approach to controlling runoff to the 1 in 1 year return period greenfield runoff rate as required and accepted by the LLFA will assist in reducing downstream flood risk.
- 1.7 Foul drainage is proposed to connect into the existing public foul sewer on Radwinter Road, confirmed as acceptable by Anglian Water.
- 1.8 The assessment considered the risks of all types of flooding to the site including tidal, fluvial, surface, groundwater, sewer and artificial sources. The FRA demonstrates the proposed residential development will not increase flood risk elsewhere and would be at low risk of flooding from the sources assessed. The proposals are in accordance with the requirements of the National Planning Policy Framework (NPPF).
- 1.9 The proposals and the FRA were accepted as appropriate by the Environment Agency and the LLFA as the statutory consultees on flood risk and drainage as part of the planning application.

2 Rule 6 SWTC Scott Schedule Items Raised

Item J1 – Surface Water Flooding at Access and Radwinter Road

The EA Surface Water Map shows significant flooding along Radwinter Road, including at the proposed entrance. SWTC SEPC Response 1 30/9/2021 photograph confirms. This is contrary to NPPF paragraph 159 and 167e.

Item J2 – Surface Water Flooding On Site

Evidence referred to in response by SWTC within the submission includes photographs of significant risk of waterlogging and surface water flooding on site.

The submitted Constraints maps show surface water flooding down the three valleys of the main field.

The central valley contour through the site is below a spring visible on the PROW. Flooding down the valley is shown on the Constraints Map in the D&A Statement but omitted in error from the Flood Risk Assessment.

The frontage field is a water meadow.

All indicate there is a significant risk of flooding on this site which is contrary to NPPF paragraph 159.

Item J3 – Sequential Development Applies

NPPF 161 – 165 directs development in a sequential manner to locations with least risk.

Sites have been identified that do not have comparable flood risk and are therefore preferable.

Item J4 - The Proposed Use Is More Vulnerable To Flooding Than The Existing Use

NPPF Annexe 3 details that residential areas are more vulnerable than agricultural sites when it comes to flooding, NPPF11 footnote 7 therefore applies.

Item J5 - Increase In Hard Surfacing And Surface Water Run-Off

Potential increase of surface water runoff is acknowledged in principle.

SWTC SEPC noted in the responses to the application that there are inconsistencies with the basis of the calculations, including the location of the porosity testing which was not within the water meadow where the proposed SuDS is located. These issues have not been addressed.

3 Response to Items Raised Comments

Item J1 – Surface Water Flooding at Access and Radwinter Road

- 3.1 Paragraph 159 of the NPPF advises:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

- 3.2 Paragraph 167(e) within the NPPF states:

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

(e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

- 3.3 The appeal site is located within Flood Zone 1 on the Environment Agency Flood Map for Planning. This is the area recognised as the lowest area of flood risk. Flood Zone 1 locations are identified as being sequential preferable with the NPPF encouraging development to be directed to these areas of lowest risk.
- 3.4 SWTC refers to evidence of site flooding at the proposed entrance and along Radwinter Road outside the application site. The risk of surface water flooding was identified and recognised as part of production of the Flood Risk Assessment (FRA) that accompanied the planning application.
- 3.5 Consultation with Essex County Council (ECC) in their role as the Lead Local Flood Authority as part of production of the FRA did not identify any specific flooding history in relation to the site or surrounding area. They accepted that the proposal is suitable for its location in line with the requirements of the NPPF.
- 3.6 Given the Flood Zone 1 location, the Sequential Test and Exception Tests need not be applied.
- 3.7 Safe access, which is a requirement for pedestrians was identified to be available on the basis of the Flood Zone 1 location. The risk of surface water flooding is recognised within the FRA, with the potential shallow depths identified to pose a low hazard.

Item J2 – Surface Water Flooding On Site

- 3.8 Soakaway testing undertaken as part of the FRA identified the soil conditions are not suitable for the use of infiltration drainage as part of modern day requirements. On this basis if waterlogging has anecdotally been observed on the site following high risk magnitude

storm events or prolonged rainfall; then it is apparent the soil conditions present are not freely draining.

- 3.9 Figure 5.2 in the FRA includes for a map of the surface water flood risk applicable to the site. This shows three areas of low surface water risk.
- 3.10 The surface water drainage strategy will ensure runoff generated by building roofs, roads and hardstanding areas and/or those areas identified to be at low risk of flooding will be intercepted and contained as part of a formalised system. This is to prevent areas of standing water occurring prior to being released to the watercourse at a controlled rate restricted to the annual average conditions for all storm events, presenting a betterment to flow control in relation to the existing undeveloped conditions.
- 3.11 The LLFA as the statutory authority to comment upon surface water flood risk have accepted the proposal is appropriate on flood risk grounds.

Item J3 – Sequential Development Applies

- 3.12 The Environment Agency Flood Zone mapping forms the initial basis for determining suitability of development sites as part of the Sequential Test process.
- 3.13 The appeal site is located within Flood Zone 1 and at low risk. The NPPF advises development should be directed to these low risk locations.

Item J4 - The Proposed Use Is More Vulnerable To Flooding Than The Existing Use

- 3.14 Paragraph 11 within the NPPF advises:

Plans and decisions should apply a presumption in favour of sustainable development

- 3.15 Footnote 7 advises the policies within the NPPF relate to areas at risk of flooding.
- 3.16 Residential development is classified as 'More Vulnerable' development. This is a more vulnerable land use type than undeveloped, greenfield agricultural land.
- 3.17 From a flood risk perspective, the appeal site as a Flood Zone 1 location identified within the FRA to be at low risk of the forms of flooding assessed, accepted by the Environment Agency and LLFA is an appropriate location to consider development.

Item J5 - Increase In Hard Surfacing And Surface Water Run-Off

- 3.18 It is acknowledged that the introduction of the proposed development and associated hard standing would potentially increase surface water runoff, which in turn could increase flood risk elsewhere if this was not managed in accordance with LLFA drainage requirements and local planning policy.
- 3.19 The drainage strategy produced and included within the FRA proposes the inclusion of sustainable drainage basins to ensure runoff generated by the proposal will be contained and held back on site prior to being released to the watercourse present at a controlled rate. The flow rate being restricted to the annual average rain storm magnitude. This offers an improvement to the existing undeveloped nature of the site concerning the surface water runoff flow rate.

- 3.20 Soakaway testing was undertaken in the low topographic points of the site where infiltration drainage basins were initially being considered as part of a gravity drainage system. The results of the soakaway testing undertaken by a third party contractor identified that the use of soakaway drainage was not feasible. The position of the testing locations is not relevant to the accepted approach to discharge runoff to watercourse as soakaway drainage is not proposed.
- 3.21 The LLFA as the competent authority have accepted the suitability of the proposed drainage strategy and the associated storage calculations produced to support the proposed design.

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APPENDIX 7

Written Statement on Biodiversity

Our Ref: PE0166/LT/HS
Date: 8th August 2022

**Section 78 Appeal by Rosconn Strategic Land and Thomas Eric Baker and Sally Rose Hall,
the Executors of Mr E C Baker and Mrs J Baker
Land south of (east of Griffin Place) Radwinter Road, Saffron Walden
PINS Ref: APP/C1570/W/22/3296426
LPA Ref: UTT/21/2509/OP
Appellants' Ref: PF/10680**

RESPONSE TO SCOTT SCHEDULE WITH SWTC dated 20/07/2022 (v5): TOPIC E ECOLOGY

1.1.1 This briefing note provides a response to Topic E Ecology of the Scott Schedule (circulated on 04/08/2022) prepared in response to planning appeal APP/C1570/W/22/3296426. It sets out a detailed response to the four matters identified at E1-E4. Attached in Appendix 1 is the relevant section of the Scott Schedule with summary responses to the matters identified below drawing upon the contents of this note.

E1 Matter of Disagreement

1.1.2 *"41. The proposals do not clarify the extent of loss in order to create visibility splays. The Hedgerow Appraisal in the PEA assumes local rather than national designation (4.2.7). This is incorrect as they qualify as Important hedges, the national designation, under the Hedgerow Regulations 1997, on numerous counts (SWTC SEPC Appendix A6)".*

Position of Appellants

- 1.1.3 The ES¹ provides the total length of hedgerow proposed to be removed to accommodate the visibility plays in Paragraphs 8.131. It states 105m of H1 and 25m of H8 will be permanently removed. All other hedgerows will be retained.
- 1.1.4 It is incorrect to state that the PEA "assumes local rather than national designation" applies to the hedgerows. The PEA simply concludes that "Hedgerows and scattered trees are considered to be of importance up to a local level, primarily due to the species diversity and habitat connectivity they provide".
- 1.1.5 All qualifying hedgerows are protected by the Hedgerow Regulations 1997 this does not mean that all qualifying hedgerows are of national importance. All hedgerows need to be assessed regardless of whether they are protected by the Hedgerow Regulations.

CIEEM guidance² states that the importance of an ecological feature should be considered within a defined geographical context. Hedgerows on the site were considered to be Important in a local geographical context by taking into consideration other contributing features, as set out in Paragraph 4.6 of the CEEM guidelines, primarily the extent of the habitat present set within a geographical scale.

- 1.1.6 The Rule 6 Party has not provided a critique of the PEAs assessment of the hedgerows or any evidence of their own of the hedgerows' importance to suggest the PEA is incorrect.
- 1.1.7 It is understood that the LPA ecologist has not contested the importance assigned to hedgerows on the site.
- 1.1.8 Protection of Important hedgerows at the reserved matters stage could be controlled via draft planning conditions 5, 12 and 18.

E2 Matter of Disagreement

- 1.1.9 *"42.PEA Table 3 raises the issue of hedges that are Important but lose protection because they adjoin a dwelling.*
- 1.1.10 *Clause 3(3) of the Hedgerow Regulations is a significant material consideration as it would apply and potentially remove the statutory protection of the Important hedges should this Appeal succeed".*

Position of Appellants

- 1.1.11 Table 3 identifies 9 hedgerows. The statement that the hedgerows "adjoin a dwelling" is incorrect. Only hedgerow H7 adjoins a dwelling, as confirmed by Table 3. It is, therefore, already subject to Regulation 3(3) of the Hedgerow Regulations 1997 which states:
- 1.1.12 *"(3) These Regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house".*
- 1.1.13 These Regulations apply whether or not the Appeal succeeds. There is no additional harm as a consequence of the proposed development on Hedgerow H7.

¹ Bidwells (2022) Environmental Statement Addendum. Land South of Radwinter Road, Saffron Walden

² CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester

E3 Matter of Disagreement

- 1.1.14 *“43.Bats and protected species are not robustly and transparently surveyed. According to Table 4, the bat survey was carried out at the wrong time. Despite a night-time visit at which Potential Roosting Features were recorded, the numbers and types of bats are not described and the bat roost potential of the hedgerow and hedgerow trees is not given. No reference is made to Pounce Wood, designated ancient woodland, SSSI, Local Wildlife Site and bat habitat, directly across the valley only 160 metres away”.*

Position of Appellants

- 1.1.15 The survey timings of all bat surveys undertaken are reported in Table 8.1A and Table 8.2A of the ES. Bat activity surveys were undertaken in May, July, August and September 2021 which is within the survey season for undertaking bat surveys as set out in guidance by the Bat Conservation Trust (2016)³. BCT guidance provides recommendations for timings of surveys at dusk and dawn. Where survey start times differ it is not considered to represent a significant limitation to the survey results or interpretation of the data, particularly given bats were recorded. It is understood that the LPA ecologist has not objected to the data presented.
- 1.1.16 The numbers and types of bats recorded were described in Paragraphs 8.98 – 8.105 of the ES.
- 1.1.17 Trees that could be affected by the proposed development were assessed for bat roost potential. No bat roost potential of hedgerows was undertaken because bats do not roost in hedgerows.
- 1.1.18 The ES acknowledges that Pounce Wood is an Ancient Woodland and a Local Wildlife Site in Table 8.4A. Based on consultation with the local record centre, www.magic.gov.uk, as set out in Paragraph 8.75 of the ES, and statutory consultee response to the application, Pounce Wood is not designated as an SSSI.

³ Bat Conservation Trust (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition. P. 51)

E4 Matter of Disagreement

- 1.1.19 *“44. Table 4 biodiversity gain does not take into account the likely extent of loss and the high ecological quality of Important hedges and mature habitats versus replacement”.*

Position of Appellants

- 1.1.20 The biodiversity metric provided by DEFRA takes into account the extent of loss of hedgerows, the importance of the hedgerows and has a temporal multiplier embedded into the calculation to account for the time taken for habitats to establish.
- 1.1.21 By categorising all hedgerows on site as ‘Native Species Rich Hedgerow with trees - Associated with bank or ditch’ the scheme could still deliver over 18% net gain with respect to hedgerows.
- 1.1.22 Protection of Important hedgerows at the reserved matters stage could be controlled via draft planning conditions 5, 12 and 18.

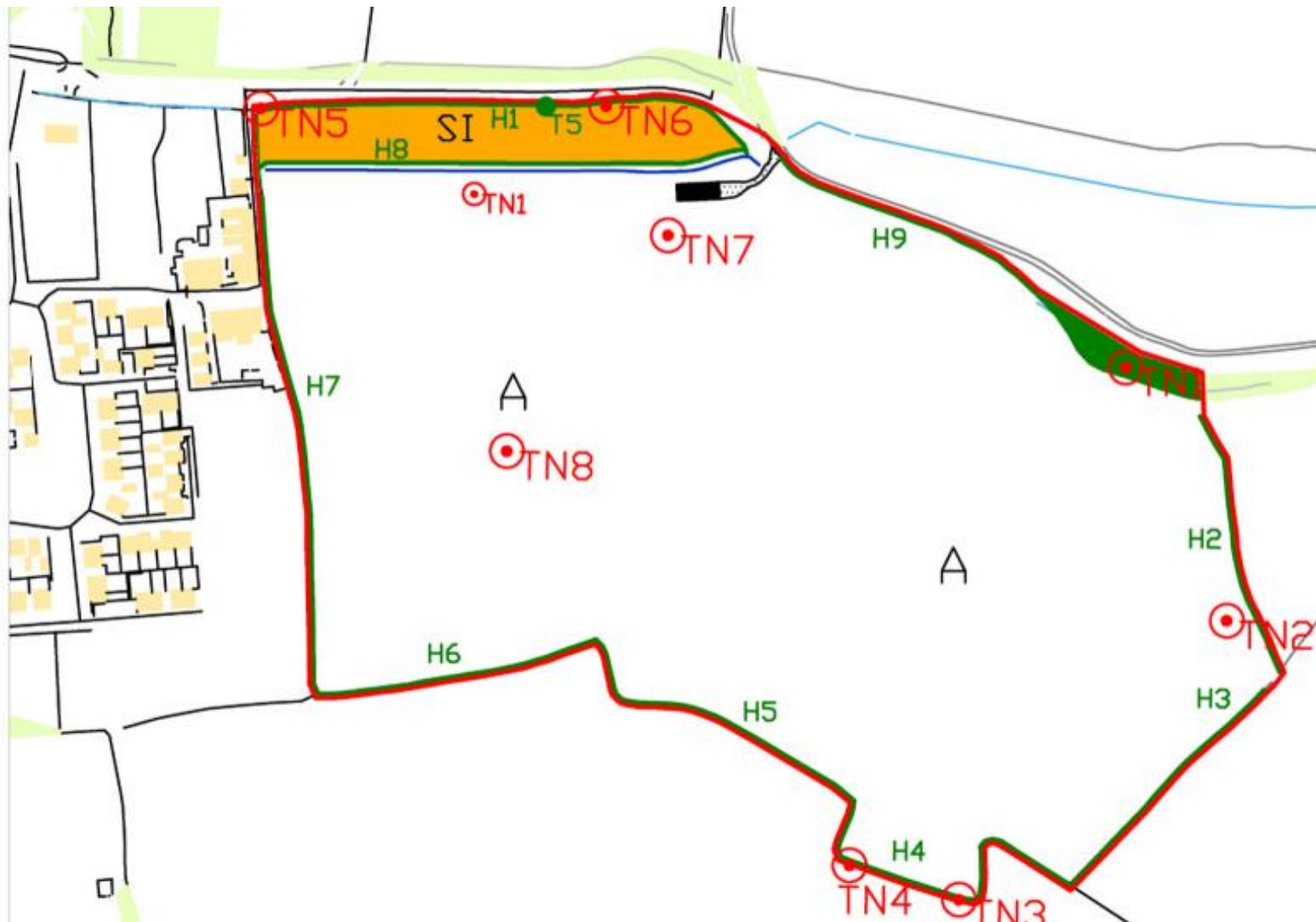


Table 1: Summary of hedgerow survey data

Hedge no.	Original assessment reported in ES	Approx. length (m) ⁴	Species recorded in 30m sections ^{5, 6}	Aggregate no. of species ⁷	Features specified in paragraph 7(4)(a) to (g) of the Regulations	Confirmed Important under landscape and wildlife criteria (Schedule 1 Part II 6-7) of the Hedgerow Regulations 1997?	Hedgerow retained?
H1	Assumed Important under Hedgerow Regulations	c. 270	<u>Section 1</u> Hazel, blackthorn, spindle, hawthorn, field maple, elder, dog rose, crab apple (8) <u>Section 2</u> Blackthorn, field maple, hawthorn, dogwood, hazel, spindle, dog rose (7) <u>Section 3</u> Hazel, blackthorn, field maple, elm, hawthorn, wayfarers' tree (6)	7	Already attained	Yes Contains at least 7 woody species	Partial removal
H2	Assumed Important under Hedgerow Regulations	c. 140	<u>Section 1</u> Field maple, hawthorn, ash, crab apple, blackthorn, oak, dog rose (7) <u>Section 2</u> Field maple, hawthorn, ash, blackthorn, oak, dog rose, crab apple, elder (8)	7.5	Already attained Dog's mercury, lords and ladies recorded.	Yes Contains at least 7 woody species	Retained
H3	Assumed Important	c. 150	<u>Section 1</u> Grey willow, blackthorn,	6	Features identified (3):	Yes	Retained

⁴ Measured using www.gridreferencefinder.com

⁵ where the length of the hedgerow exceeds 100 metres, but does not exceed 200 metres, count the number of woody species present in the central stretch of 30 metres within each half of the hedgerow and divide the aggregate by two;
(d) where the length of the hedgerow exceeds 200 metres, count the number of woody species present in the central stretch of 30 metres within each third of the hedgerow and divide the aggregate by three.

⁶ Species recorded may differ from those reported in the ES because they were not recorded as present within the 30m sample section of the hedgerow.

⁷ Five species or more are considered as species-rich

Hedge no.	Original assessment reported in ES	Approx. length (m) ⁴	Species recorded in 30m sections ^{5, 6}	Aggregate no. of species ⁷	Features specified in paragraph 7(4)(a) to (g) of the Regulations	Confirmed Important under landscape and wildlife criteria (Schedule 1 Part II 6-7) of the Hedgerow Regulations 1997?	Hedgerow retained?
	under Hedgerow Regulations		elder, holly, hawthorn (5) <u>Section 2</u> Hawthorn, blackthorn, elm, field maple, oak, dog rose, spindle (7) Gaps >10%		Double hedgerow Required number of mature trees Ditch		
H4-6	Assumed Important under Hedgerow Regulations	c. 517	<u>Section 1</u> hawthorn, field maple, blackthorn, dog rose, oak, wayfaring tree, dogwood (7) <u>Section 2</u> Hazel, dog rose, field maple, blackthorn, willow, elder (6) <u>Section 3</u> wayfaring tree, blackthorn, field maple, elder, ash, hawthorn (6)	6.3	Features identified (5): Ditch Double hedgerow Gaps <10% Required number of mature trees 2 indicator species false brome, dog's mercury	Yes	Retained
H7	No	c. 315	<u>Section 1</u> Hazel, dog rose, elder, blackthorn, dogwood, field maple, hawthorn (7) <u>Section 2</u> Hazel, blackthorn, elder (3) <u>Section 3</u> Hazel, blackthorn, dog rose, field maple, holly, yew (6)	5.3	Features identified (2) Ditch, Mature trees	No - hedgerow forms the curtilage of, or marking a boundary of the curtilage of, a dwelling-house as determined via aerial imagery.	Retained
H8	Assumed Important under Hedgerow	c. 285	<u>Section 1</u> Field maple, elm, dog rose, hazel, elder, dogwood, blackthorn (7)	5	Features identified (4) Gaps <10% Bank	Yes	Partial removal

Hedge no.	Original assessment reported in ES	Approx. length (m) ⁴	Species recorded in 30m sections ^{5, 6}	Aggregate no. of species ⁷	Features specified in paragraph 7(4)(a) to (g) of the Regulations	Confirmed Important under landscape and wildlife criteria (Schedule 1 Part II 6-7) of the Hedgerow Regulations 1997?	Hedgerow retained?
	Regulations		<u>Section 2</u> Elm, blackthorn, field maple, elder (4) <u>Section 3</u> Field maple, blackthorn, hawthorn, holly (4)		Ditch Required number of mature trees		
H9	Assumed Important under Hedgerow Regulations	c. 250	<u>Section 1</u> Blackthorn, field maple, elder, hazel, horse chestnut, dog rose, dogwood (7) Indicator species: dog's mercury & mature trees <u>Section 2</u> Field maple, hazel, blackthorn, elder, hawthorn (5) <u>Section 3</u> Ash, blackthorn (2)	4.7	Features identified (3) Gaps <10% Ditch Required number of mature trees	No	Retained

APPENIDX 1: TOPIC E: ECOLOGY

	Matter of Disagreement	Position of Saffron Walden Town Council (SWTC) as Rule 6 Party	Position of Appellants	Reserved for Inspector's Notes
E1.	Extent of hedgerow loss for visibility splays	Lack of clarity as to extent of hedgerow loss to create visibility splays – PEA incorrectly assumes local rather than national designation / concern hedges lose their statutory protection where they adjoin a dwelling.	<p>A full response to this matter can be found in Paragraphs 1.1.1 – 1.1.22. To summarise the position:</p> <p>The ES and DEFRA metric includes calculated lengths of hedgerow loss to accommodate the scheme which includes loss to accommodate visibility splays. Whilst hedgerows could receive legal protection through national legislation when valuing habitats such as hedgerows, other factors are taken into consideration as set out in CIEEM guidelines (2018) to establish their level of importance.</p> <p>Regulation 3 under the Hedgerow Regulations 1997 states '<i>These Regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house</i>'. Only hedgerow H7 adjoins the curtilage of a dwelling.</p>	
E2	Survey work on bats/protected species	Bats and protected species not robustly and transparently surveyed – bat survey carried out at wrong time / no./types of bats not recorded / bat roost potential of hedgerows/trees not give.	<p>A full response to this matter can be found in Paragraphs 1.1.1 – 1.1.22. To summarise the position:</p> <p>Details of bat survey (methodology and results) are provided. Bat surveys were undertaken using Bat Conservation Trust survey guidelines and within the recognised survey window for bat activity surveys. Surveys and full details were provided in the ES and Addendum ES and associated appendices.</p>	

E3	Reference to Ancient Woodland, SSSI, LWS and bat habitat	No reference made to Pounce Hall Ancient Woodland/SSSI/LWS/bat habitat only 160m away.	<p>A full response to this matter can be found in Paragraphs 1.1.1 – 1.1.22. To summarise the position:</p> <p>Reference to Pounce Wood LWS, AW can be found in Section 8.73 – 8.75 of the ES Addendum - consultation with the local biological record holder and online databases (www.magic.gov.uk) did not identify Pounce Wood as a SSSI.</p>	
E4	Extent of loss of high quality hedges and mature habitats versus replacement	Table 4 biodiversity gain does not take account of likely extent of loss of high ecological quality hedges and mature habitats versus replacement.	<p>A full response to this matter can be found in Paragraphs 1.1.1 – 1.1.22. To summarise the position:</p> <p>The DEFRA biodiversity metric was used to calculate BNG including an assessment of hedgerow loss/replacement – see the full Excel metric which accompanies the planning application. The metric has built-in weightings to account for time to establish new hedgerows.</p>	

APPENDIX 8

Written Statement on Self-Build and Custom Build Housing

Self-Build & Custom Housebuilding Statement

Land South of Radwinter Road, Swards End

Self-Build and Custom Housebuilding Statement

Outline application for the erection of up to 233 residential dwellings including 93 affordable homes and 7 self-build and custom housebuilding plots

Land South of Radwinter Road, Swards End

Rosconn Strategic Land

August 2022

OUR REF: M22/0704-01.RPT

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Appendices

Appendix 1	Uttlesford Data Returns on Self-Build Register Monitoring to the Department for Levelling Up, Housing and Communities (6 May 2022)
Appendix 2	Buildstore Demand Data (19 July 2022)
Appendix 3	Freedom of Information Response – FOI 22-382 (28 July 2022)

Introduction

Section 1

- 1.1 **Tetlow King Planning** are instructed by **Rosconn Strategic Land** to examine the self-build & custom housebuilding sector within Uttlesford District in relation to the proposed development of up to 233 dwellings including 93 affordable homes (40%) and 7 serviced plots for self-build and custom housebuilding (5%) at land south of Radwinter Road, Swards End.
- 1.2 This Statement includes an overview of Development Plan policies and other material considerations that are relevant to the appeal site and comprises the following sections:
- Section 2 considers demand for Self-Build & Custom Housebuilding in Uttlesford,
 - Section 3 assesses the supply of Self-Build & Custom Housebuilding in Uttlesford and analyses the council's performance against its Statutory Duty contained within the 2015 Self-Build and Custom Housebuilding Act (as amended).
 - Section 4 provides our summary and conclusions.

Demand for Self-Build and Custom Housebuilding in Uttlesford

Section 2

- 2.1 Central Government has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding from as far back as the 2011 Housing Strategy for England and it is clear that there is national demand for this type of housing.
- 2.2 The requirement to deliver Self-Build and Custom Build homes is now enshrined in national policy through both the NPPF (2021) and the PPG with the latter detailing that local authorities undertake a robust assessment of demand utilising secondary data sources.
- 2.3 Local authorities are statutorily required to address this demand through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from their Right to Build Register within their administrative area.

Self-Build & Custom Housebuilding Policy

- 2.4 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan

- 2.5 The Development Plan for Uttlesford District currently comprises the Uttlesford Local Plan 2005. There are no policies specifically relating to Self-Build and Custom Housebuilding within this plan.

Other Material Considerations

- 2.6 The emerging new Uttlesford Local Plan is currently at a very early stage in its development. The first "Issues & Options" stage was conducted in 2020/21 as a series of extensive consultations with the community and other stakeholders. Tetlow King understands that the Council intends to publish a Regulation 18 draft of the plan for consultation in early November 2022.

- 2.7 Other additional material considerations include the National Planning Policy Framework (2021), the Planning Practice Guidance (on going updates), the 2015 Self-Build and Custom Housebuilding Act (as amended), the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations (2016) and the 'Bacon' Review (2021).

Housing Market Assessments

West Essex and East Hertfordshire Strategic Housing Market Assessment (2015)

- 2.8 The 2015 Strategic Housing Market Assessment (SHMA) covered Uttlesford District, together with East Hertfordshire, Epping Forest and Harlow.
- 2.9 An affordable housing update to this report was published in 2017 and a further update, entitled '**Updating Overall Housing Need using the 2018-based projections**', was issued in September 2020.
- 2.10 The SHMA does make reference to self-build and custom housebuilding, however it does not contain any assessment of likely future needs.
- 2.11 At paragraph 6.43 it states that:

'A survey to ascertain levels of demand for self-build could be undertaken in future; however it would be important to ensure that appropriate questions are designed that can effectively separate aspiration from effective market demand.'

Housing for New Communities in Uttlesford and Braintree (2020)

- 2.12 The study forms part of the evidence base to the emerging Plan. Section 7.8 deals with Custom and Self-Build and Community Led Housing and explains that "*housing delivered through custom and self-build can be at least 10% cheaper than standard market housing and affordability is a significant factor for many people*".
- 2.13 This section of the study (p62) goes on to set out that "*Uttlesford and Braintree both have a significant number of households on their Custom and Self-Build Registers*".

The Self-Build Register in Uttlesford

- 2.14 The Self-Build and Custom Housebuilding Act 2015 required Councils to keep a Register of households who wish to Self-Build or Custom Build in their administrative area. From 31 October 2016 amendments to the legislation¹ placed further duties on

¹ Through the Housing and Planning Act (2016)

local authorities requiring them to grant sufficient development permissions for serviced plots of land to meet the demand arising from their Self-Build Register.

- 2.15 Data returns by Uttlesford District Council (**Appendix 1**) to the Department for Levelling Up, Housing & Communities (DLUHC) provide a picture of the Council's Self-Build Register numbers. Figure 2.1 below sets out the relevant Base Periods and the long stop dates by which sufficient development permissions for suitable serviced plots to meet this demand must have been met by the Council.
- 2.16 Cumulatively the Council's data returns to DLUHC identify 238 entries (none of which are associations of individuals) on the Self-Build Register. The Council's data returns for the year 2020/21 state that as of 30 October 2021 there were 160 individuals and 1 association of individuals on the Self-Build Register, which suggests either a discrepancy in the monitoring figures or a significant number of removals from the register. It does not state when the single association of individuals joined the register.
- 2.17 The Council's 'Self-build and Custom Housebuilding: Progress Report' published in December 2021, however, tells a slightly different story. It identifies that there were 240 entries added to the Self-Build Register in the period from the inception of the register to 30 October 2021, with the figures for the first three Base Periods differing marginally.
- 2.18 The Council's response to the FOI Request, received on 28 July 2022, also offers a slightly different set of data for entries to the Self-Build Register, which closely resembles but does not match the returns to DLUHC or the Progress Report. In total, according to the FOI response, a total of 237 entries were added to the self-build register from its inception, which the FOI response identifies as being 05 February 2015.

Figure 2.1: Uttlesford Council Self-Build Register

Base Period	No. of Individuals	No. of Associations of Individuals	No. of Individuals	No. of Associations of Individuals	No. of Individuals	No. of Associations of Individuals	Date by which demand must be met
	DLUHC		Progress Report		FOI Response		
1 (05/02/15 – 30/10/16)	85	0	87	0	86	1	30 Oct 2019
2 (31/10/16 - 30/10/17)	74	0	71	1	73	0	30 Oct 2020
3 (31/10/17 - 30/10/18)	42	0	44	0	41	0	30 Oct 2021
4 (31/10/18 - 30/10/19)	22	0	22	0	23	0	30 Oct 2022
5 (31/10/19 - 30/10/20)	5	0	5	0	3	0	30 Oct 2023
6 (31/10/20 - 30/10/21)	10	0	8*	0	10	0	30 Oct 2024
Totals	238	0	239	1	236	1	

* Register split (Part 1 – 8 Individuals; Part 2 – 2 Individuals)

Source: Data Returns to DLUHC (May 2022); Uttlesford Self-Build and Custom Housebuilding: progress Report (December 2021); Freedom of Information Response to TKP (28/07/22)

Suppression of Self-Build Register Demand in Uttlesford

- 2.19 The Council's Progress Report indicates that 57 entries were added to the register prior to Base Period 1 and prior to requirement to hold a Self-Build Register from 1 April 2016 and suggests that there is no duty upon the Council to permission suitable plots for the entries added prior to 1 April 2016.
- 2.20 The Council's reasoning for this is unclear, however at no point in the Self-Build and Custom Housebuilding Act 2015 (as amended) is provision made for such an approach.

- 2.21 In fact, Section 2A(4)(a) and (b) of the 2015 Act (as amended) clearly state that the first base period is the period:
- a) *beginning with the day on which the register under section 1 kept by the authority is established, and*
 - b) *ending with the day before the day on which section 10 of the Housing and Planning Act 2016 comes into force.*
- 2.22 As such, it is unequivocal that the number of entries to the Register against which the statutory duty should be measured in Base Period 1 is 87 entries as stipulated by the primary legislation.
- 2.23 Uttlesford introduced a Local Connection test during the fourth base period (in December 2020) with the Progress Report stating that *'the register will be split into two parts from then on'*.
- 2.24 The PPG, under the heading of 'what local eligibility tests can a relevant authority set' explains that *'we expect that relevant authorities will apply one or both of these tests only where they have a strong justification for doing so'*.
- 2.25 It goes on to explain that *'authorities are advised to ensure that they provide clear information to individuals and groups on the rationale underpinning local eligibility tests'* and that *'relevant authorities are advised to consult on their proposals before they introduce an eligibility test, and to review them periodically to ensure that they remain appropriate and that they are still achieving the desired effect'*.
- 2.26 The self-build and custom housebuilding page of the council's website does not contain any information in relation to whether the Council consulted upon the introduction of a local connection test prior to its implementation, or what the strong justification for introducing such a test was, and nor do they contain any information on the rationale underpinning the local eligibility test.
- 2.27 The website does state that *'the register in December 2021 is split into Part 1 and Part 2'*, however, the Progress Report shows the split for each monitoring period since April 2016, which indicates that the Council are attempting to apply the Local Connection test retrospectively rather than from the point of its introduction as stated in the Council's own Progress Report.

Summary of Self-Build Register Demand

- 2.28 Despite the Council's apparent attempts to suppress demand on its Self-Build Register, available information demonstrates that there remains a high level of demand within Uttlesford.
- 2.29 Although a Council's Self-Build Register is an important tool to help gauge local demand and inform how many permissioned serviced plots need to be made available on a rolling basis each year by the Council, it cannot predict longer term demand for plots.
- 2.30 Tetlow King Planning consider that current practice has shown that local Self-Build Registers only provide a short-term supply-led picture because they rely upon people knowing about the Self-Build Register and then Registering their interest. Tetlow King consider that the numbers on the Self-Build Register can therefore be a significant under-representation of latent demand.
- 2.31 The PPG states that local planning authorities should use the demand data from the Self-Build Register, supported by additional data from secondary sources to understand and consider future need for this type of housing in their administrative area to achieve a robust assessment of demand.

Secondary Data Sources

Buildstore

- 2.32 The Demand Assessment by Custom Build Homes² (**Appendix 2**) illustrates that there are 2,342 people on the wider Buildstore Group database who are looking for an opportunity to build or commission their own home in Uttlesford District.
- 2.33 Within Ashdon ward itself - where the site is located - the Demand Assessment shows that there were 296 people seeking an opportunity to build or commission their own home, equivalent to 13% of the entire District-wide demand.
- 2.34 Whilst there is likely to be some people who are registered on more than one of the plot search facilities and who may also be on the Council's Self-Build Register, the figures on both the Council's Self-Build Register and those on the Buildstore Plot-Search and Custom Build Register platforms indicate that there is a substantial level of demand within Uttlesford District and within Ashdon ward.

² The enabling arm of the Buildstore Group who hold the largest database of self and custom builders in the country and operate the market leading plot search platform

Ipsos Mori and NaCSBA Polling

- 2.35 In addition, other data sources suggest that the actual demand for Self-Build and Custom Housebuilding development plots may be higher than indicated by the Council's Self-Build Register including Ipsos Mori statistics and ONS population estimates.
- 2.36 The Ipsos Mori statistics commissioned by NaCSBA have consistently shown³ that 1 in 50 of the adult population want to purchase a Self-Build or Custom Build home over the next 12 months.
- 2.37 When taking into account Uttlesford District adult population⁴ (74,402⁵ based on ONS data) it is estimated that as many as 1,488 people from the district may be interested in building their own home across Uttlesford in the foreseeable future.

³ 2013, 2014, 2015, 2016 and 2020 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile

⁴ Those aged 16 and over

⁵ Based on ONS population estimates by local authority based by single year of age [extracted from NOMIS 14 July 2022]

Supply of Self-Build & Custom Housebuilding in Uttlesford

Section 3

Past Delivery of Self-Build and Custom Housebuilding in Uttlesford District

Data monitoring returns to Department for Levelling Up, Housing & Communities

3.1 Data returns by Uttlesford to the DLUHC show that the Council considered it had consented suitable development permissions as follows:

- 31/10/16 to 30/10/17: 22 plots
- 31/10/17 to 30/10/18: 0 plots
- 31/10/18 to 30/10/19: 5 plots
- 31/10/19 to 30/10/20: 54 plots
- 31/10/20 to 30/10/21: 122 plots

3.2 In total, it is the Council's contention in these monitoring returns that they have consented 203 plots between 31 October 2016 and 30 October 2021, averaging 41 plots per annum. Notably the vast majority of these plots appear to have been consented in the period since 31 October 2019.

3.3 It is apparent that in the period leading up to 30 October 2019, the Council counted only plots which included Self-Build or Custom Build in the application description when providing monitoring returns to the DLUHC. Yet from 31 October the Council inexplicably started counting all single dwelling permissions as well.

3.4 This change in approach, which is not compliant with the legislation as will be explained later in this section, explains the sudden apparent upturn in the supply of Self-Build and Custom Housebuilding plots.

Self-build and Custom Housebuilding: Progress Report (December 2021)

3.5 Uttlesford District Council publishes a Self-Build and Custom Housebuilding Progress Report annually. The latest report was published in December 2021 for monitoring Base Periods 1, 2 & 3.

3.6 The report contends that the Council has met (and exceeded) demand for Base Periods 1, 2 and 3 via the granting of suitable planning permissions for self-build and custom housebuilding and single dwelling permissions.

3.7 At Table 2 in the Council's Progress Report, it sets out that the Council considers it had consented suitable development permissions as summarised in Figure 3.1 below.

Figure 3.1: The Council's position on the availability of suitable serviced plots to meet demand (according to Progress Report)

	Self-build/Custom build in the application description	Single dwelling permissions	Total
31/10/16 – 30/10/17	29	187	216
31/10/17 – 30/10/18	5	151	156
31/10/18 – 30/10/19	9	151	160
31/10/19– 30/10/20	3	51	54
31/10/20 – 30/10/21	1	121	122
TOTAL	47	661	708

Source: Uttlesford Self-Build and Custom Housebuilding: progress Report (December 2021)

3.8 As is clear from figure 3.1 above, the council count both applications with Self-Build or Custom Build in the application description and, separately to this, all single dwelling permissions. The fact that the Council separates these out suggests an element of uncertainty on their part on the robustness of relying upon single dwelling permissions.

3.9 This Council attempts to justify this approach at paragraph 5.1 of their Progress Report, where it states:

'The Self-Build and Custom Housebuilding legislation does not provide any details on how local authorities should record 'suitable development permissions. In the absence of guidance, the Council considers that only single dwelling plots are the most likely to come forward as self-build or custom-build projects. Planning permissions for this type

of development could therefore be 'suitable' for the legislation. This does not mean, or require, that they are delivered as self-build or custom-build homes (and not all will be).'

- 3.10 However, at Section 1(A1) and 1(A2) of the Self-Build and Custom Housebuilding Act (as amended) it explains the definitions of what constitutes self-build and custom housebuilding as being as follows:

(A1) In this Act "self-build and custom housebuilding" means the building or completion by—

(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person."

- 3.11 Therefore, for a permission to be considered 'suitable' it must fit with the definitions in the Act (as amended) set out above.

- 3.12 Furthermore, it is incorrect for the Council to refer to the '*absence of guidance*' at paragraph 5.1 of their Progress Report, because guidance does in fact exist within the Self-Build and Custom Housebuilding section of the PPG at Paragraph 038 which provides examples of '*methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding*'.

- 3.13 It is important to recognise that, in order for a plot to be counted as Self-Build or Custom Housebuilding the PPG makes abundantly clear that:

'A relevant authority must be satisfied that development permissions being counted meet the legislative requirements' (emphasis added).

- 3.14 The examples cited within the PPG as to what may constitute a suitable development permission that such an assessment should be measured against are:

- Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;*

- *Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and*
 - *Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.*
- 3.15 Simply counting all single dwelling permissions without any further interrogation of such applications against paragraph 038 of the PPG plainly cannot be considered to meet the legislative requirements and the Council cannot possibly be satisfied that such permissions meet the definitions without further interrogation.
- 3.16 For example, Landowner A could obtain a full planning permission and then sell their land with the benefit of planning permission to Purchaser B who then builds the permission out and lives in the home. Such a scenario fails the test at Section 1(A2) of the 2015 Act (as amended) as Purchaser B will be building a house on a plot acquired from a person and building it wholly or mainly to plans or specifications decided or offered by that person (Landowner A).
- 3.17 Counting all single dwelling permissions without further interrogation of the application material for each of these means that the Council cannot possibly be satisfied that any of the single dwelling permissions being counted meet the legislative requirements.
- 3.18 This is reinforced by the Self-Build and Custom Housebuilding Section of the PPG where at paragraph 016 it is clear that *“in considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout”* and that *“off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, and not considered to meet the definition of self-build and custom housing”*.
- 3.19 Given the above it is indisputable that the council's approach of counting all single dwelling permissions towards their supply of 'suitable serviced plots' is not compliant with the primary legislation or the PPG, and as such cannot be a robust approach to monitoring suitable permissions.
- 3.20 Resultantly, only the serviced plots which the Progress Report identifies as having 'Self-build/Custom build in the application description' should be counted in line with the legislation and PPG. As such, the supply of Self-Build and Custom Housebuilding plots in the period between 31 October 2016 to 30 October 2021 would be 47 plots as opposed to the 708 plots claimed by the Council.

- 3.21 The Councils approach to include all single dwelling permissions results in an artificial inflation of supply by around 1,400%.
- 3.22 In addition to counting single dwelling permissions for which there is no evidence whatsoever that they will be delivered as self-build or custom housebuilding, the Council's Progress Report also double counts (and even triple counts) permissions across multiple Base Periods as follows:
- For Base Period 1, permissions approved in the three years between 31 October 2016 and 30 October 2019 are all counted, as per the legislation.
 - For base Period 2, Permissions between 31 October 2017 and 30 October 2019 are counted again, along with permissions approved up to 30 October 2020.
 - For Base Period 3 Permissions between 31 October 2018 and 30 October 2019 are counted for a third time, along with permissions up to 30 October 2021.
- 3.23 The plots approved between 31 October 2018 and 3 October 2019 are somehow each expected to meet the needs of three different entrants on the Self Build Register. Not only is this illogical but it is clearly contrary to the legislation within the 2015 Act (as amended) at Section 2A(7) which states:
- "(7) A grant of development permission in relation to a particular plot of land may not be taken into account in relation to more than one base period in determining whether the duty in this section is discharged."*
- 3.24 Indeed, adding up the totals of Base Periods 1, 2 and 3 using the Council's double (and triple) counting method gives a total supply figure of 1,238. Since the Council themselves claim to have permissioned 708 units in that timeframe, not only does this approach look absurd but it shows that the Council are attempting to boost their already overinflated supply by a further 75% through this approach to monitoring.
- 3.25 This is a manifestly inappropriate approach and does nothing to boost the supply of actual self-build and custom housebuilding permissions to meet the substantial demand that exists within Uttlesford.

Freedom of Information Request

- 3.26 Tetlow King Planning submitted an FOI request seeking a range of information relating to the self-build register to which the council responded on 28 July 2022. In their response the council provided the number of Self-Build and/or Custom Housebuilding

planning permissions and/or permissions in principle the Council has granted towards addressing demand arising from within Base Periods 1–6.

- 3.27 The response included a list of permissions that the Council considered should be counted toward their supply of Self-Build and Custom Housebuilding for the purposes of meeting their statutory duty,
- 3.28 The list includes two applications (**UTT/14/0472/OP** and **UTT/16/1031/FUL**) which were approved prior to 31 October 2016, meaning they fail the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016. These two applications therefore constitute 24 units which cannot be counted towards the Council's statutory duty performance.
- 3.29 In addition, the list includes one application for 4 units (**UTT/18/2899/FUL**), that was **refused** permission by the Council.
- 3.30 The FOI, therefore, identifies 26 units approved between 31 October 2016 and 30 October 2021 that appear to meet the legislative definition of Self-Build or Custom Housebuilding.

Figure 3.2: Suitable serviced plots to meet demand (according to FOI Response)

Monitoring Period	No Units	Application References (No. units)
Pre 30/10/16	24	UTT/14/0472/OP (22) UTT/16/1031/FUL (2)
31/10/16 to 30/10/17	4	UTT/17/1967/FUL (4)
31/10/17 to 30/10/18	4	UTT/17/3690/OP (2) UTT/18/0771/FUL (1) UTT/18/1990/OP (1)
31/10/18 to 30/10/19	6	UTT/18/2939/FUL (1) UTT/18/2847/OP (2) UTT/19/0904/OP (3) UTT/18/2899/FUL (4)
31/10/19 to 30/10/20	12	UTT/19/0393/OP (12)
31/10/20 to 30/10/21	0	N/A
TOTAL	26	

Source: FOI Response (28 July 2022)

Meeting the statutory duty to have regard to the register

- 3.31 When permissions for which there is no evidence that *'the initial owner of the homes will have primary input into its final design and layout'* are removed, permissions which fail the Regulations by virtue of their approval date are discounted, and when all instances of double counting and triple counting are also removed, the supply of Self-Build and Custom-Housebuilding plots in Uttlesford District reduces considerably as shown at figure 3.3.

Figure 3.3: Supply of Self-Build and Custom House building Permissions with Evidence (FOI)

Monitoring Period	Self-build/Custom build in the application description
31/10/16 to 30/10/17	4
31/10/17 to 30/10/18	4
31/10/18 to 30/10/19	6
31/10/19 to 30/10/20	12
31/10/20 to 30/10/21	0
TOTAL	26

Source: FOI Response (28 July 2022)

- 3.32 Compared to the figure of 708 plots the Council are claiming over the period 31 October 2016 to 30 October 2021, just 4% (26 plots) are considered likely to actually meet the legislative definition of what constitutes self-build and custom housebuilding.
- 3.33 Furthermore, when compared with the double/triple counting method employed by the Council, the actual, legislative-compliant supply figure is just 2% of what the Council claims supply to be.

Assessment of Statutory Duty Performance

- 3.34 The Self-Build and Custom Housebuilding Act (as amended) and the Self-Build and Custom Housebuilding section of the PPG require the Council to grant sufficient suitable development permissions for plots to meet the demand for Self-Build and Custom Housebuilding in their administrative area, noting that the level of demand is

established by reference to the number of entries added to an authority's Self-Build Register during a Base Period.

- 3.35 Local Authorities were required to hold a Self-Build Register from 1 April 2016. The first Base Period begins on the day on which the Self-Build Register is established (which can be before 1 April 2016) and ends on 30 October, with subsequent Base Periods running from 31 October one year to 30 October the next year.
- 3.36 At the end of each Base Period, relevant authorities have three years in which to permission an equivalent number of plots of land, which are suitable for Self-Build and Custom Housebuilding and meet the definitions set out in the Act, as there are entries for that Base Period.
- 3.37 It should be noted that the way the Progress Report calculates the Council's performance against the Statutory Duty is not compliant with the legislation given the table adds the demand from the first three Base Periods together and then considers overall supply over the same period. The demand for each Base Period should be considered individually, and the supply over the next three years (after the end of the Base Period in question) then compared to the demand to determine whether the Statutory Duty has been met for each respective base period.
- 3.38 Figure 3.4 below compares the number of entries joining the register in each Base Period with the number of Self-Build and Custom Housebuilding plots granted planning permission. The Council have provided three slightly differing sets of figures for the numbers on their Self-Build Register. For this exercise we have utilised the figures that were most recently obtained and considered the most robust – those contained within the FOI response.
- 3.39 The Council has three years to permission sufficient plots to satisfy the numbers on the register in a Base Period. As such, the council had until 30 October 2019 to permission enough plots to satisfy the demand in Base Period 1.
- 3.40 The table clearly demonstrates that the Council failed to meet their statutory duty to those wishing to build their own home for all three Base Periods which are completed thus far.
- 3.41 It would be necessary for the Council to approve 198 plots for Self-Build and/or Custom Housebuilding in the short period between now and 30 October 2022 for the Council to address the existing shortfall in serviced plots across Base Periods 1, 2 and 3 and to meet demand for Base Period 4 in order for the statutory duty to be met – the Council appear to be on track to fail their statutory duty for the fourth consecutive year running.

Figure 3.4: Analysis of Performance against Statutory Duty

Base Period	Start and Finish Dates	No. of Entrants joining the Register	Date by which permission must be granted	No. Plots permitted	Met Base Period need?	Cumulative Surplus/ Shortfall
1	1 January 2015 to 30 October 2016	87	30 October 2019	14	NO	-73
2	31 October 2016 to 30 October 2017	73	30 October 2020	12	NO	-134
3	31 October 2017 to 30 October 2018	41	30 October 2021	0	NO	-175
4	31 October 2018 to 30 October 2019	23	30 October 2022	0	-	-198
5	31 October 2019 to 30 October 2020	3	30 October 2023	0	-	-201
6	31 October 2020 to 30 October 2021	8*	30 October 2024	0	-	-209
TOTAL		238		26		

* Local Connection Test Introduced – 2 entrants placed on Part 2 of the Register to whom the Council do not have a duty to provide a plot

Source: FOI Response (28 July 2022)

Future Supply

- 3.42 The adopted Development Plan pre-dates the Self-Build and Custom Housebuilding legislation and contains no policies which seek to meet the needs of those wishing to build their own home.
- 3.43 The Emerging New Local Plan (2020-2040) is at a very early stage in its development and has yet to be tested at examination. As such the weight it attracts in the decision-making process must be reduced accordingly.
- 3.44 Central Government have been clear in their objective to boost significantly Self-Build and Custom Housebuilding delivery since at least 2011, and it is not clear how Uttlesford intend to achieve this anytime soon.

- 3.45 Given that, in their most successful year⁶, Uttlesford District Council permitted a total of 14 plots for Self-Build and Custom Housebuilding, it seems extremely unlikely that the council will permission sufficient serviced plots to meet the 198-plot shortfall that will exist by 30 October 2022 and satisfy the Statutory Duty unless urgent action is taken.

⁶ Between 31 October 2016 and 30 October 2017

Summary and Conclusions

Section 4

Summary

- 4.1 Tetlow King Planning's assessment of the sites upon which the Council relies found that this is an authority that has continually failed to meet self-build and custom housebuilding demand.
- 4.2 Uttlesford has failed its statutory duty for Base Periods 1, 2 and 3, and appears on course to fail their duty for Base Period 4 too - which would result in a substantial cumulative shortfall of 198 plots compared to register demand. This is before even beginning to consider the scale of demand identified by secondary data sources.
- 4.3 The evidence suggests that rather than attempt to meet demand from those wishing to build or commission their own home by approving applications for Self-Build and Custom Housebuilding, instead the Council have sought to suppress register numbers and artificially boost supply by around 1,400%.
- 4.4 There is no clear strategy in the district to meet this demand, and sites such as the appeal site - which provides serviced plots secured by legal agreement - are necessary to address current and future demand and begin to address the substantial shortfall that has arisen.
- 4.5 The evidence shows that there is a substantial unmet demand for Self-Build and Custom Housebuilding plots within Uttlesford. If the Council were to address the shortfall arising from Base Periods 1, 2 and 3 and address Base Period 4 demand by 30 October 2022 to meet the statutory duty, then this would require a minimum of 198 plots to be permissioned within the next two months.

Conclusion

- 4.6 In light of the combination of the lack of an effective adopted policy position relating to the delivery of self-build and custom housebuilding within Uttlesford, the demonstrable statutory duty failure across the first three Base Periods (and pending failure for the fourth), and the level of demand demonstrated by both primary and secondary data sources, Tetlow King Planning consider that nothing less than **substantial weight**

should be attributed to the provision of seven serviced plots for self-build and custom housebuilding through the appeal proposals within the planning balance.

Appendix 1

Uttlesford Data Returns on Self-Build Register Monitoring to the
Department for Levelling Up, Housing and Communities
(6 May 2022)

2016 Right to Build Register Monitoring

		Register numbers at the end of the first base period, at 30 October 2016		
ONS code	Local Planning Authority	Individuals	Groups	Combined
E07000077	Uttlesford	85	0	85

2016-17 Right to Build Register Monitoring

ONS code	Local planning authority	1. How many entries on your register in the second base period, 31 October 2016 to 30 October 2017?		2. How many entries on your register in total (i.e. base period 1 plus base period 2?)		3. How many planning permissions for serviced plots suitable for self and custom build have been granted to 30 October 2017?
		a. individual	b. group	a. individual	b. group	
E07000077	Uttlesford	74	0	134	0	22

2017-18 Right to Build Register Monitoring

ONS code	Local planning authority	1. How many entries on your register in the third base period, 31 October 2017 to 30 October 2018?	2. How many entries on your register in total (i.e. base periods 1, 2 and 3)?	3. How many planning permissions for serviced plots suitable for self and custom build have been granted between 31 October 2017 and 30 October 2018?	4. Have you introduced a local connection test?	4 a. If so, from what date did this apply?	4 b. How many individuals on Part 1 of the register?	4 c. How many groups on Part 1 of the register?	4 d. How many individuals on Part 2 of the register?	4 e. How many groups on Part 2 of the register?
		a. Individual	b. group	a. individual	b.group					
E07000077	Uttlesford	42	0	203	0	0	no			

2018-19 Right

		1. How many entries on your register in the fourth base period, 31 October 2018 - 30 October 2019?		2. How many entries on your register in total (i.e. base period 1 plus base periods 2, 3 and 4)?		3. How many planning permissions for serviced plots suitable for self and custom build have been granted between 31 October 2018 and 30 October 2019	4. Have you introduced a local connection test?	4 a. If so, from what date did this apply?	4 b. How many individuals on Part 1 of the register?		4 c. How many individuals on Part 2 of the register?	
ONS code	Local planning authority	a. Individual		b. Group					i. individuals		ii. groups	
E07000077	Uttlesford	22	0	30	0	5	no					

2019-20 Right to Build Register Monitoring

ONS code	Local planning authority	1. How many entries on your register in the fifth base period, 31 October 2019 - 30 October 2020?		2. How many entries on your register in total (i.e. base period 1 plus base periods 2, 3, 4 and 5)?		3. How many planning permissions for serviced plots suitable for self and custom build have been granted between 31 October 2019 and 30 October 2020?	4. Have you introduced a local connection test?	4 a. If so, from what date did this apply?	4 b. How many individuals on Part 1 of the register?		4 c. How many individuals on Part 2 of the register?	
		a. Individual	b. Group	a. Individual	b. Group				i. individuals	ii. groups	i. individuals	ii. groups
E07000077	Uttlesford	5	0	182	1	54	yes	02/12/2020	67	0	105	1

2020-21 Right to Build Register Monitoring

		1. How many entries on your register in the sixth base period, 31 October 2020 - 30 October 2021?	2. How many entries on your register in total (i.e. base period 1 plus base periods 2, 3, 4, 5 and 6)?		3. How many planning permissions for serviced plots suitable for self and custom build have been granted between 31 October 2020 and 30 October 2021?	4. Have you introduced a local connection test?	4 a. If so, from what date did this apply?	4 b. How many individuals on Part 1 of the register?	4 c. How many individuals on Part 2 of the register?			
ONS code	Local planning authority	a. Individual	b. Group	a. Individual	b. Group			i. individuals	ii. groups	i. individuals	ii. groups	
E07000077	Uttlesford	10	0	160	1	122	yes	08/12/2020	70	0	105	1

Appendix 2

Buildstore Demand Data (19 July 2022)

Demand for Custom Build Housing

Request for Data
July 2022



Request for data

Enquiry from:	Tetlow King Planning
Date:	19/07/22
Site or area related to request:	Uttlesford District
Postcode:	Various
Local Planning Authority:	Uttlesford District

Custom Build Homes

Custom Build Homes is the UK's only national enabler of Custom Build housing. We offer an all encompassing service that supports landowners, developers and an increasing number of local authorities within the emerging custom build housing sector and have access to the UK's largest database of custom build housing demand.

We have strong links to the Government supported Right to Build Task Force and provide expertise and guidance to our clients across every aspect of the development journey from architecture and planning to sales and construction.

As we are part of the BuildStore Group (BuildStore Ltd), we also draw on the UK's leading providers of specialist finance knowledge and products to ensure that our enabling service is of the highest possible standard and maximises benefits to our landowner clients and customers.

Demand in your area

To support the preparation of this Demand Data Request, Custom Build Homes ran an initial report to determine the number of people registered on our databases who are looking for custom and self-build opportunities within a commutable distance of the proposed development site.

The results indicate the following level of demand.

Area	Custom Build Homes	PlotSearch	Total demand
Within area of provided postcodes	507	1,835	2,342

How is our data recorded?

The data used to prepare this Demand Data Request has been provided from the BuildStore Group, either directly through its PlotSearch portal or via its subsidiary Custom Build Homes, which captures data through these websites. This data comprises private individuals who are presently registered on the Group's Custom Build and PlotSearch registers as wanting to build their home in the post code area to which the data relates. Duplications are removed unless the individual has registered their interest in different projects, such as multi-unit sites. This is to ensure individuals have maximum opportunity to find a plot for their home building project.

The data held includes personal information, contact information and where people wish to build their own homes. It also captures many other data sets relating to individual housing preference, homeownership, employment status, number of occupants planned to live in the homes and projected budget for a custom or self-build home.

The benefits and vetting of registering

Individuals who register with these databases are required to complete an application form in the form of a questionnaire. When they register they receive the benefit of regular updates on upcoming opportunities as well as tips and tricks from Custom Build Homes and BuildStore expertise. This can include advice relating to mortgage and finance, planning, design, or similar areas of interest, all creating value for the customer, increasing their knowledge on the process and building excitement for their own project.

While it is not possible to individually qualify every person that registers with these databases to prove the seriousness of their registration, the registration process requires them to answer a series of detailed questions. Therefore, it can be assumed that those who are not genuinely interested will not waste time providing detailed information to complete their registration. Given the comprehensiveness of the questionnaire and fact that individuals benefit from being on the register, it can be assumed that the dataset reflects a more accurate measure of demand when compared to local authority registers which are typically not promoted, offer no specific benefit to registrants and are often subject to local eligibility criteria.

How important is this data?

Under the Self-build and Custom Housebuilding Act 2015 (amended by the Housing and Planning Act 2016) all 'relevant authorities' in England have a legal duty to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and to have regard to that register when carrying out their planning, housing, land disposal and regeneration functions. Unless exempt, they also have a legal duty to grant sufficient 'development permissions' to meet the demand for Self-build and Custom Housebuilding in their area on an annual basis.

These duties are complemented by the revised National Planning Policy Framework (NPPF) which asks that local planning authorities plan for the needs of different groups with specific housing requirements as part of their overall housing need and that land with permission is developed without unnecessary delay. The need to plan for people wishing to commission or build their own homes is specifically recognised in this context (NPPF, Paragraph 61).

Practice has shown that local demand registers only provide a short-term, supply-led, picture because they rely on people knowing about the register and then registering their interest. Given its 'opt-in' nature and high dependency on publicity, promotion, registration fees and eligibility criteria being applied, a local register cannot predict longer-term demand for plots in an area. Indeed, the lack of local awareness of local registers was underlined by a national survey in 2016 (Ipsos Mori poll) which

indicated that 8 out of 10 people are unaware that councils keep a register, this is also increasingly recognised in planning appeals.

In this context, the Government's Planning Practice Guidance advises that local planning authorities should use the demand data from the register, supported as necessary by additional data from secondary sources and other wider market signals, when planning for the delivery of a sufficient supply of homes.

The aforementioned data should in this context therefore be an important material consideration to take into account when considering development proposals.



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Demand for Custom Build Housing

Request for Data
July 2022



Request for data

Enquiry from:	Tetlow King Planning
Date:	19/07/22
Site or area related to request:	Ashdon Ward
Postcode:	Various
Local Planning Authority:	Uttlesford District

Custom Build Homes

Custom Build Homes is the UK's only national enabler of Custom Build housing. We offer an all encompassing service that supports landowners, developers and an increasing number of local authorities within the emerging custom build housing sector and have access to the UK's largest database of custom build housing demand.

We have strong links to the Government supported Right to Build Task Force and provide expertise and guidance to our clients across every aspect of the development journey from architecture and planning to sales and construction.

As we are part of the BuildStore Group (BuildStore Ltd), we also draw on the UK's leading providers of specialist finance knowledge and products to ensure that our enabling service is of the highest possible standard and maximises benefits to our landowner clients and customers.

Demand in your area

To support the preparation of this Demand Data Request, Custom Build Homes ran an initial report to determine the number of people registered on our databases who are looking for custom and self-build opportunities within a commutable distance of the proposed development site.

The results indicate the following level of demand.

Area	Custom Build Homes	PlotSearch	Total demand
Within area of provided postcodes	63	233	296

How is our data recorded?

The data used to prepare this Demand Data Request has been provided from the BuildStore Group, either directly through its PlotSearch portal or via its subsidiary Custom Build Homes, which captures data through these websites. This data comprises private individuals who are presently registered on the Group's Custom Build and PlotSearch registers as wanting to build their home in the post code area to which the data relates. Duplications are removed unless the individual has registered their interest in different projects, such as multi-unit sites. This is to ensure individuals have maximum opportunity to find a plot for their home building project.

The data held includes personal information, contact information and where people wish to build their own homes. It also captures many other data sets relating to individual housing preference, homeownership, employment status, number of occupants planned to live in the homes and projected budget for a custom or self-build home.

The benefits and vetting of registering

Individuals who register with these databases are required to complete an application form in the form of a questionnaire. When they register they receive the benefit of regular updates on upcoming opportunities as well as tips and tricks from Custom Build Homes and BuildStore expertise. This can include advice relating to mortgage and finance, planning, design, or similar areas of interest, all creating value for the customer, increasing their knowledge on the process and building excitement for their own project.

While it is not possible to individually qualify every person that registers with these databases to prove the seriousness of their registration, the registration process requires them to answer a series of detailed questions. Therefore, it can be assumed that those who are not genuinely interested will not waste time providing detailed information to complete their registration. Given the comprehensiveness of the questionnaire and fact that individuals benefit from being on the register, it can be assumed that the dataset reflects a more accurate measure of demand when compared to local authority registers which are typically not promoted, offer no specific benefit to registrants and are often subject to local eligibility criteria.

How important is this data?

Under the Self-build and Custom Housebuilding Act 2015 (amended by the Housing and Planning Act 2016) all 'relevant authorities' in England have a legal duty to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and to have regard to that register when carrying out their planning, housing, land disposal and regeneration functions. Unless exempt, they also have a legal duty to grant sufficient 'development permissions' to meet the demand for Self-build and Custom Housebuilding in their area on an annual basis.

These duties are complemented by the revised National Planning Policy Framework (NPPF) which asks that local planning authorities plan for the needs of different groups with specific housing requirements as part of their overall housing need and that land with permission is developed without unnecessary delay. The need to plan for people wishing to commission or build their own homes is specifically recognised in this context (NPPF, Paragraph 61).

Practice has shown that local demand registers only provide a short-term, supply-led, picture because they rely on people knowing about the register and then registering their interest. Given its 'opt-in' nature and high dependency on publicity, promotion, registration fees and eligibility criteria being applied, a local register cannot predict longer-term demand for plots in an area. Indeed, the lack of local awareness of local registers was underlined by a national survey in 2016 (Ipsos Mori poll) which

indicated that 8 out of 10 people are unaware that councils keep a register, this is also increasingly recognised in planning appeals.

In this context, the Government's Planning Practice Guidance advises that local planning authorities should use the demand data from the register, supported as necessary by additional data from secondary sources and other wider market signals, when planning for the delivery of a sufficient supply of homes.

The aforementioned data should in this context therefore be an important material consideration to take into account when considering development proposals.



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Appendix 3

Freedom of Information Response – FOI 22-382 (28 July 2022)

Subject: Freedom of Information Request – Reference No: 22-382

Thank you for your request for information, which has been considered and actioned under the Freedom of Information Act 2000. The information you requested is shown below:

1. The number of individuals that joined the Council's Self Build and Custom Housebuilding register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended):

Answer:

Base Period	Part 1	Part 2
a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)	47	39
b. Base Period 2 (31 October 2016 to 30 October 2017)	28	45
c. Base Period 3 (31 October 2017 to 30 October 2018)	12	29
d. Base Period 4 (31 October 2018 to 30 October 2019)	13	10
e. Base Period 5 (31 October 2019 to 30 October 2020)	2	1
f. Base Period 6 (31 October 2020 to 30 October 2021)	8	2
g. Base Period 7 (31 October 2021 to present)	2	1

2. The number of associations of individuals that joined the Council's Self Build and Custom Housebuilding register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:

Answer:

Base Period	Part 1	Part 2
a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)	1 Number of Individuals unspecified	
b. Base Period 2 (31 October 2016 to 30 October 2017)	0	0
c. Base Period 3 (31 October 2017 to 30 October 2018)	0	0
d. Base Period 4 (31 October 2018 to 30 October 2019)	0	0
e. Base Period 5 (31 October 2019 to 30 October 2020)	0	0
f. Base Period 6 (31 October 2020 to 30 October 2021)	0	0
g. Base Period 7 (31 October 2021 to present)	0	0

3. The date on which the Council commenced its Self-Build and Custom Housebuilding register?

Answer: According to the records the first four applicants were entered on the Register on 05/02/2015. The assumption is that the Register commenced on 05/02/2015.

4. What are the Council's entry requirements for joining its Self-Build Register?

Answer:

The eligibility criteria for joining the Uttlesford Self-build Register are available on the council's website and can be found at: <https://www.uttlesford.gov.uk/article/4439/Uttlesford-self-build-and-custom-housebuilding-register>

5. Has the Council has undertaken any review(s) of its register?

No

- a. If so, when did it occur? N/A

- b. In the process of doing so has the Council removed any entries from its register?

Although no review has been undertaken only one applicant requested to be removed from the Register.

6. If yes to Q5b:

- a. What were the grounds for the removal of these entries?
The applicant requested to be removed from the Register

- b. When did these removals occur?

Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)

- c. How many entries were removed from each Base Period (broken down on a base period by base period basis)?

i. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) = 1

ii. No applicants have been removed since 30 October 2016.

7. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council has granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), **together with the application reference numbers**.

Answer:

Reference No.	Approval Date	Type of Development
UTT/14/0472/OP (allowed on appeal Ref. APP/C1570/A/14/2223280)	15 May 2015	22 Self/Custom build
UTT/16/1031/FUL	20 April 2016	2 Custom build
UTT/17/1967/FUL	11 July 2017	4 Custom build
UTT/17/3690/OP	19 December 2017	2 Self/Custom build
UTT/18/0771/FUL	23 March 2018	1 Self-build
UTT/18/1990/OP	19 July 2018	1 Self-build
UTT/18/2939/FUL	5 November 2018	1 Self-build
UTT/18/2847/OP	31 May 2019	2 Self-build
UTT/19/0904/OP	31 May 2019	3
UTT/18/2899/FUL	27 February 2019	4 Self-build
UTT/19/0393/OP allowed on appeal Ref: APP/C1570/W/19/3234530	31 January 2020	12 Self-build

Please see attached on how to search for self-build and custom build planning permissions by using the council's [planning application and decision search portal](#).

8. The number of CIL Self-Build Exemption Form 7 Part 1's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), **together with the application reference numbers** to which each CIL Form 7 Part 1 relates:

Answer:

Uttlesford District Council has not adopted CIL and therefore unable to provide requested information.

Base Period	Part 1	Part 2
Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)	N/A	N/A
Base Period 2 (31 October 2016 to 30 October 2017)	N/A	N/A
Base Period 3 (31 October 2017 to 30 October 2018)	N/A	N/A
Base Period 4 (31 October 2018 to 30 October 2019)	N/A	N/A
Base Period 5 (31 October 2019 to 30 October 2020)	N/A	N/A
Base Period 6 (31 October 2020 to 30 October 2021)	N/A	N/A
Base Period 7 (31 October 2021 to present)	N/A	N/A

9. The number of CIL Self-Build Exemption Form 7 Part 2's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), **together with the application reference numbers** to which each CIL Form 7 Part 2 relates:

Answer:

Uttlesford District Council has not adopted CIL and therefore unable to provide requested information.

Base Period	Part 1	Part 2
Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)	N/A	N/A
Base Period 2 (31 October 2016 to 30 October 2017)	N/A	N/A
Base Period 3 (31 October 2017 to 30 October 2018)	N/A	N/A
Base Period 4 (31 October 2018 to 30 October 2019)	N/A	N/A
Base Period 5 (31 October 2019 to 30 October 2020)	N/A	N/A
Base Period 6 (31 October 2020 to 30 October 2021)	N/A	N/A
Base Period 7 (31 October 2021 to present)	N/A	N/A

10. A copy of the Council's CIL Form 7 Part 2 Notification of Self-Build Relief letter.

Answer:

Uttlesford District Council has not adopted a CIL regime and requested information cannot be provided..

11. How does the Council monitor Self Build and Custom Housebuilding permissions and completions?

Answer:

For monitoring purposes, which will start in September 2022, we will only count plots:

- With planning permission that has a self and custom build in their description, and
- Single plots that meet the legal definition set out by the Self-build and Custom Housebuilding Act 2015

12. How does the Council alert individuals and associations of individuals on its Self-Build and Custom Housebuilding Register to any self-build and custom housebuilding permissions it grants?

Answer:

We do not currently formally notify individuals and associations of individuals on its Self-Build and Custom Housebuilding Register of the availability of any self-build and custom housebuilding permitted plots. Anyone can search for current applications, including outline applications from developers which may include plots suitable for self/custom build, on our online [Planning application and decision search portal](#).

13. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register?

Answer:

The Uttlesford self-build and custom housebuilding register, together with details of how anyone can join the register, is available on the council's website and can be found at: <https://www.uttlesford.gov.uk/article/4439/Uttlesford-self-build-and-custom-housebuilding-register>

14. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place and by what means?

Answer:

The register has been promoted via the council's website, including occasionally featuring on the site homepage.

The 2021 register was published on the website at 10:40 on 24 December 2021. This includes the [2021 progress report \(PDF\) \[139KB\]](#) which provides a summary of the self-build register and demonstrates to what extent demand for self-build is being met within Uttlesford District.

Please do not hesitate to contact me if you have any further queries or concerns.

If you are dissatisfied with the response to your request, please let us know. If we are unable to resolve the matter quickly then you may wish to pursue this through the Council's complaints procedure and request an internal review be undertaken. Internal review requests should be submitted within 40 working days of the date of receipt of the response to your original letter and should be addressed to: foi@uttlesford.gov.uk.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Telephone: 0303 123 1113 or 01625 545 700
Website: www.ico.org.uk.