

Saffron Walden, Essex

Uttlesford District Council



A development for up to 233 dwellings on a 45 acre site located to the east of the Market Town of Saffron Walden, Essex.

The site comprises an existing agricultural holding which was introduced by the landowner's agent. Rosconn exchanged the Promotion Agreement in May 2021 and immediately commenced preparation of an outline planning application due to the local authority's significant housing land supply shortfall. In choosing this planning strategy, Rosconn also considered the prospects of promoting the site through the emerging Local Plan which Uttlesford District Council were preparing.



Number of Homes:

233

Site Size:



45.2
Acres

Local Authority:



**Uttlesford
District
Council**

Promotion Agreement
Exchanged:



**May
2021**

Planning Application
Submitted:



**August
2021**

Planning Permission
Granted at Appeal:



**October
2022**

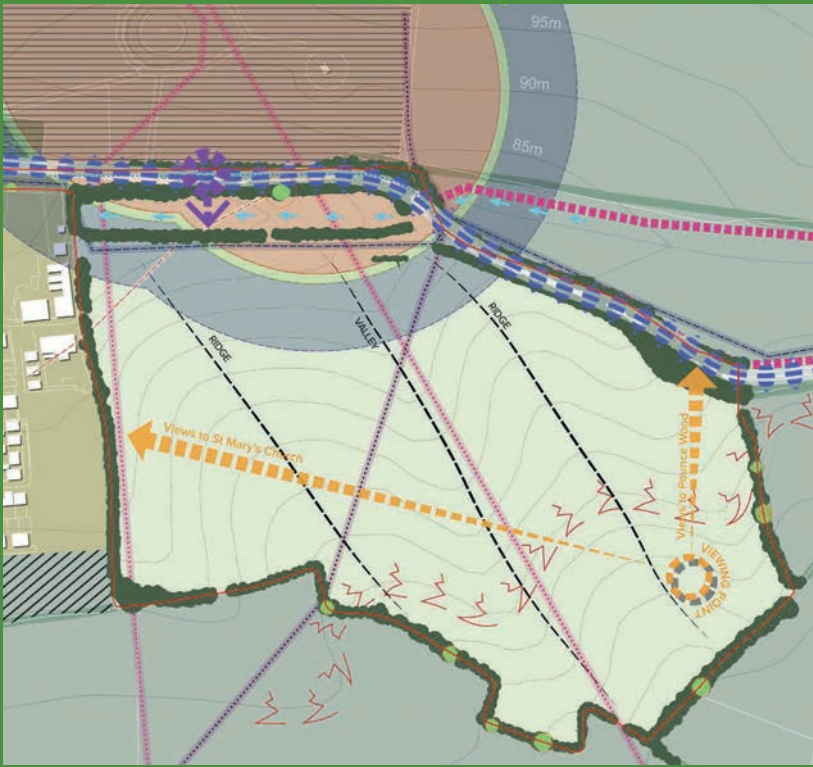


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In light of the troubled history in Local Plan preparation and determining planning applications, Rosconn's planning team judged that the most appropriate course of action was to submit an immediate application and appeal as soon as possible. Rosconn had particular concerns around the site being locked into a much wider urban extension to the east of Saffron Walden mooted within the emerging Local Plan, which would have involved significant complexity, collaboration agreements and onerous obligations and conditions to the disadvantage of the landowner. Rosconn determined that there was a strong case that the site could come forward independently of these wider proposals and could be brought forward in a manner which did not prejudice these wider ambitions of the Council.

An Outline Planning Application was submitted on 4th August 2021. The illustrative masterplan was informed by early engagement and dialogue with a variety of stakeholders including technical consultees to de-risk the application process and ensure the scheme was deliverable. During the determination of the planning application, Rosconn overcame significant complications regarding offsite highway works required within the centre of Saffron Walden ensuring the practical deliverability of these so that they did not prejudice the site.

As it was clear the Council would not positively determine the planning application, Rosconn lodged a non-determination planning appeal. Rosconn used a leading KC barrister and consultant team at the inquiry and spent considerable efforts to ensure the Planning Inspector was satisfied that the early delivery of the site would not prejudice the emerging Local Plan. Accordingly, there was a number of legal and technical issues within the S106 and conditions which needed to be argued by our team successfully to ensure the site was deliverable and

saleable. The Inspector accepted Rosconn's case, siding not only on the principle but also many of the conditions which Rosconn strongly argued for, which would enhance both the ultimate sale price and deliverability of the site.

The accompanying planning agreement secured benefits for both the local and wider community including provision of 35% affordable housing and new open space incorporating new woodland, play areas and parkland.



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