



Department for Levelling Up,
Housing & Communities

Simon Gallagher
Director of Planning

Department for Levelling Up, Housing &
Communities

Third Floor, Fry Building
2 Marsham Street
London, SW1P 4DF

4 October 2021

Uttlesford District Council
[Via Email]

Dear Chief Executive,

Local planning authorities that may be liable for designation under section 62A of the Town and Country Planning Act 1990

I am writing to you to let you know the latest statistics on the quality of decisions with which planning applications for major and non-major development have been determined over the two years to March 2020 were published on 23 September. They are available here: <https://tinyurl.com/mut3zxd2>.

The figures show that your authority **may** be liable for designation for the quality of its decisions on applications for major development under section 62A of the Town and Country Planning Act 1990, with reference to the updated designation criteria that were laid before Parliament in December 2020 (available here: <https://tinyurl.com/97kvdsvk>).

The 2020 threshold for designation is **over 10%** of an authority's decisions on applications for major and non-major development made during the assessment period, including those arising from a 'deemed refusal', being overturned at appeal.

The statistics show that your authority had 11.4 per cent of decisions on applications overturned at appeal for major development.

Before any designations are considered, I would be grateful if you could inform us:

- (a) Whether any adjustments are required to correct any errors or omissions in the published data. Please use the attached spreadsheet to record the corrections. Clear evidence with supporting justification should be provided in respect of any proposed corrections submitted.
- (b) Whether there are any exceptional circumstances that have affected your authority's performance which, in your opinion, would make a designation under section 62A unreasonable. The attached Q&A provides further information on exceptional circumstances.

Requests that exceptional circumstances should be considered will be judged against two general tests:

- whether the issue affects the reasonableness of the conclusions that can be drawn from the recorded data for the authority, over the assessment period; or

- whether the issue had a significant impact on the authority's performance, for reasons that were beyond its control.

Any material in response to these points will be taken into account before final decisions are made, and should be sent to Fionnuala Wolff (0303 444 2134/fionnuala.wolff@communities.gov.uk) or Stephen Gee (0303 444 0013/stephen.gee@communities.gov.uk) and arrive no later than 22nd October 2021.

I am copying this letter to your Chief Planner.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'S.J. Gallagher', with a stylized flourish at the end.

Simon Gallagher