



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

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

15th December 2022

Your ref: S62A/22/0005

Our ref: UTT/22/1897/PINS

Please ask for Nathan Makwana on [REDACTED]
email: [REDACTED]

Dear Major Casework Team,

Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended).

Re: Consultation on S62A/22/0005 - Proposing the erection of 15 new dwellings.

Site address: Canfield Moat, High Cross Lane, Little Canfield, Dunmow, Essex, CM6 1T

Thank you for your letter dated 8th November 2022; advising of the receipt of a valid planning application for the development outlined above. Thank you also for agreeing to a 10-day extension of the timetable; accommodating our need to report this application to the Planning Committee for their views.

The Council, as Local Planning Authority considered a report in relation to this submission at their Planning Committee on 14th December 2022. The report is attached for information.

Given the unique nature of this application process, the Planning Committee requested that the report provided an overview analysis of the proposed scheme; with the limited information that was available to the Planning Service at the time. In this regard, the Planning Service was asked to provide their views on the indicative benefits, adverse and neutral impacts of the scheme in order to assist the Planning Committee with their consideration of this application.

In addition to the adverse impacts that have been highlighted in the report, the Planning Committee wish to add the following:

- The Council notes and supports the Local Highways Objections to this proposal.

- The proposals constitute unsustainable development in an open countryside location. The development would cause harm to the countryside setting contrary to Policy S7 of the ULP.
- The quality of the development as proposed is best described as mediocre and certainly not of the quality to offer any benefits that outweigh the harm. The proposal would not comply with Policy GEN2 of the ULP.
- The Council is disappointed that some of the dwellings fail to adhere to the National Space Standards. Development of this type (which it is claimed is an exclusive gated community) should at least meet the basic levels of living standards.
- The Council is also disappointed that the proposal will not provide onsite affordable housing, not to do so will not provide a properly inclusive development. However, it does accept that in certain circumstances off site contributions can be accepted. Due to the poor quality of this proposal, the Council fails to see the exceptional need for off-site provision. Notwithstanding these objections, should the Inspector entertain this as an option the Council sees no viability reasons that these contributions should in any way be discounted.
- The Council notes that Natural England have identified this as a Traditional Orchard, and the impact of this proposal on this habitat/landscape should be considered in light of paras 179 & 180 of the NPPF. The Council understands that Natural England will respond separately on this matter. The Council supports Natural England on this point.

Having regard to the above, The Planning Committee wishes to formally record that the Council **objects** to the proposed development.

Documents enclosed:

The following documentation is provided as part of the Council's response to the consultation: -

- Committee report (and addendum/late list)
- Minutes of the Planning Committee Meeting 14 December 2022 (to follow)
- Comments from Essex County Council Highways
- Comments from Essex County Council Place Services: Ecology
- Comments from Essex County Council Place Services: Archaeology
- Comments from Essex Police: Designing out crime
- Comments from Cadent Gas
- Comments from UK Power Network
- Comments from Gigaclear Ltd
- Comments from National Grid
- Comments from Uttlesford District Council Housing Officer
- Comments from Uttlesford District Council Environmental Health Officer
- 3No neighbour representations

Summary: The Council as Local Planning Authority **Objects** to the above – mentioned development.

Your sincerely

Dean Hermitage MA Mgeog MRTPI
Director of Planning