



UTTLESFORD DISTRICT COUNCIL

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The Planning Inspectorate
Room 3/J Kite Wing
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BS1 6PN

29th September 2022

Your ref: S62A/22/0007

Our ref: UTT/22/2174/PINS



Dear Major Casework Team,

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

Re: Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage, and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road, Elsenham) Land South of Henham Road, Elsenham

Thank you for your letter dated 25th August 2022; advising of your receipt of a valid planning application for the development outlined above. Thank you also for agreeing to a 7-day extension of the timetable to respond; given the recent national period of mourning.

The Council, as Local Planning Authority considered a report in relation to this submission at their Planning Committee on 28th September 2022. The report is attached for information.

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However, the Planning Committee would like the Inspector to note that it does not agree with the officer recommendation outlined in this report for the following reasons: -

1. The Planning Officer's recommendation has been made without having regard to the non-statutory and statutory consultation responses that would normally be available for a development of this magnitude and which would assist the Planning Service in forming a view on the acceptability or otherwise of the proposal. In this regard it should be noted that in particular, comments from Essex County Council Conservation Service have been provided after the preparation of the Planning Service's report. The views of the aforementioned service would have assisted the Planning Officer's assessment of the scheme had they been made available in a timely manner. Additionally comments from Essex County Council Highways are not available and as such the Council as Local Planning Authority have been unable to assess the highway impact of this proposed development to aide their overall assessment of the proposals. There is currently insufficient information available to accurately assess these proposals and provide the Planning Inspector with an informed view.

Having regard to the above, The Planning Committee wishes to formally record that it takes its consideration of future major developments more seriously than it is being allowed to by this process which it considers to be procedurally flawed. There is currently insufficient information available to assess these proposals

The Council therefore RESOLVED to OBJECT to the proposed development. The ground listed so far are: -

- The proposed development will adversely affect heritage assets which are located within the vicinity of the application site. The following buildings are affected:
- Old Vicarage, Grade II listed (list entry number: 1112334); • Tinkers Cottage, Grade II listed (list entry number: 1305747); • 5 The Cross, Grade II listed (list entry number: 1112368); • Village Hall Cottage, Grade II listed (list entry number: 13057460); • The Crown Inn, Grade II listed (list entry number; 1305698); • 1 and 2 The Cross, Grade II listed (list entry number: 1322511); • The Stores and House, Grade II listed (list entry number: 1322535); • The Lodge, Grade II listed (list entry number: 1391101); • Barns to west of Elsenham Place fronting road, Grade II listed (list entry number: 1171188); • Dovecote to south west of Elsenham Place, Grade II listed (list entry number: 1112338); • Elsenham Place, Grade II listed (list entry number: 1112337); • Range of Thatched, timber framed outbuildings and barn to west of Gardeners Cottage, Grade II listed (list entry number: 1112339); • Gardeners Cottage, Grade II listed (list entry number: 1171192); and • Church of St Mary The Virgin, Grade I (list entry number: 1112335).

- The proposed single point of access, where it is and the fact that there is only one is likely to impact Henham Road particularly during the school rush hour. The Planning Committee would like the Planning Inspector to visit the site during the school rush hour periods. The proposed development is likely to have an adverse cumulative impact on traffic congestion on the surrounding road network.
- Cumulative impact (including cumulative impact on the local highway network) on development elsewhere in Elsenham. The Planning Inspector is requested to note the list of sites below which have been granted in the last 10 years in this area.

UTT/12/6116/FUL	7 Feb 2014 (appeal)	Old Goods Yard	10	Complete
UTT/13/2917/FUL	23 July 2014	Hailes Wood	32	Complete
UTT/15/1121/FUL	9 Dec 2015	Hailes Wood, additional	3	Complete
UTT/14/3279/DFO	1 May 2015	North of Stansted Road	155	Complete
UTT/15/2632/DFO	5 Feb 2016	South of Stansted Road	165	Complete
UTT/17/0335/DFO	6 July 2017	Elsenham Nurseries	42	Complete
UTT/17/2542/DFO	22 Dec 2017	North of Leigh Drive	20	Complete
UTT/19/0462/FUL	6 Nov 2019	West of Hall Road	130	S106 signed
UTT/19/0437/OP	4 Sep 2020 (appeal)	Rush Lane	40	Detailed application awaited
UTT/21/3269/DFO	1 June 2022	North-west of Henham Road	350	Commenced
UTT/19/2470/OP	31 Dec 2020 (appeal)	West of Isabel Drive	99	Detailed application lodged
Small schemes	Various	Various	36	
TOTAL			1,135	

The point is made that the last four (Hall Road, Rush Lane, north-west of Henham Road and West of Isabel Drive) have not yet delivered any dwellings - a total of 619.

The number of households in Elsenham is shown in the 2011 census as 980. The percentage increase since 2011 is thus 116%.

If this application were granted, the total increase since 2011 would be $1,135 + 130 = 1,265$, which would represent a total increase since 2011 of 129%.

Documents enclosed:

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

- Committee report

- Minutes of the Planning Committee Meeting 28th September 2022
- Comments from Essex County Council Historic Buildings Advisor
- Comments from Essex County Council Place Services: Ecology
- Comments from Essex County Council Place Service: Archaeology
- Comments from Essex Police: Designing out crime
- Comments from Gigaclear
- Comments from UK Power Network
- Comments from Uttlesford District Council Environmental Health Officer
- Comments from Elsenham Parish Council

Summary: The Council as Local Planning Authority **Objects** to the above – mentioned development and furthermore raises procedural concerns regarding its involvement in this particular application process.

Your sincerely

Dean Hermitage MA Mgeog MRTPI
Director of Planning