



## UTTLESFORD DISTRICT COUNCIL

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BS1 6PN

24<sup>th</sup> November 2022

Your ref: S62A/22/0012

Our ref: UTT/22/27604/PINS

Please ask for Femi Nwanze 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/2022/0012 Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space, and associated infrastructure works.**

**Site address: Land east of Station Road, Elsenham.**

Thank you for your letter dated 6<sup>th</sup> October 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; 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 23<sup>rd</sup> November 2022. The report is attached for information.

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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 .

During the discussion the Planning Service sought to correct/amend the list of suggested benefits outlined in section 13.13.4 of the report . In this regard, please note that the following text : '*The provision would also provide economic gains in the form of additional local use of services and infrastructure including the primary school which forms part of the development to the south of the subject site.*' should now be moved to 'neutral ' on the basis that the school referred to is not provided in this application , but instead forms part of the consented development immediately to the south. In that regard the committee consider that the submission does not provide any additional local infrastructure provision ; it only seeks to make use of facilities that have already been agreed.

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

- Concerns over the cumulative impact on highway / access in conjunction with already consented development.
- Concern that the site was not coming forward as part of an overall masterplan – this has impacted the overall site layout e.g., there will be two attenuation ponds ( one on each site) which has had an impact on provision of usable amenity space for prospective occupiers ( including lack of a MUGA).
- Question of whether the additional pedestrian access to the Station was accessible to all ( including wheelchair/buggy users)and if it served only the station.
- Absence of information as to whether adequate mitigation could be secured to mitigate planning harms; the proposal does not offer any local infrastructure to support the additional dwellings.
- Absence of information as to whether sufficient amenity space can be provided – currently it has been highlighted that there is insufficient amenity space at this site
- Whilst indicative at this point, concern over visual impact of 2.5 - 3 storey houses
- Concern over poor residential environment wherein prospective occupiers stand to be adversely impacted by noise from the adjacent railway line

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 24 November 2022 ( to follow)
- 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 Cadent Gas
- Comments from UK Power Network
- Comments from Uttlesford District Council Housing Officer
- Comments from Uttlesford District Council Environmental Health Officer
- Comments from Uttlesford District Council Urban Design Officer
- Comments from Elsenham Parish Council
- Comments from Henham Parish Council
- 1No neighbour representation

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

Your sincerely

Dean Hermitage MA Mgeog MRTPI  
Director of Planning