

**From:** Planning <planning@uttlesford.gov.uk>

**Sent:** 06 March 2023 13:18

**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>; Development Support <developmentsupport@uttlesford.gov.uk>

**Subject:** FW: UTT-23-0246-PINS S62A/2023/0015

**From:** Jack Bennett [REDACTED]

**Sent:** 06 March 2023 13:06

**To:** Planning <planning@uttlesford.gov.uk>

**Subject:** UTT-23-0246-PINS

Hello there, please find my representation for the above scheme:

Objection raised due to following reasons:

- DAS provided is inadequate in terms of detail about the design and imagery, design justification, analysis of character and site, and overall does not meet [Article 4 of Statutory Instrument 2013/1238 – sets out the legal requirements for DAS](#) or the guidance set out in 'Design and Access Statements - how to read, write, and use them' published by CABI 2007.
- Position of attenuation pond does not respond to the natural topography of the site and questionable how it would function in the location shown.
- The layout of large homes around a circular green is uncharacteristic of Uttlesford and is overly suburban in character. A layout informed by farmsteads would be more appropriate for this type of site, but no analysis of local character has been undertaken to inform this. The Elmdon, Duddenhoe End and Wenden Lofts Village Design Statement and the Heydon Parish Landscape Appraisal (part of the Heydon Community Led plan) have not been acknowledged or referenced as part of the application.
- Play space and public open space is not located where it is most use to the community, and rather, it is pushed to the side of the development and hidden behind rear gardens. It does not meet the design requirement of being overlooked by active building frontages. National Design Guide para 105.
- Rear gardens are shown addressing public open spaces, the existing street, the existing pathway, and the open countryside which represents poor design as they do not provide any active overlooking to these spaces which is a security, placemaking, and maintenance concern. Furthermore, no boundary details are provided meaning close boarded timber fences (rather than a softer more vernacular treatment) could be provided which would have a further detrimental urbanising effect on character. National Design Guide paras 78, 92, 105 for open spaces, paras 40, 42, 47, 55, 56, 57 for timber fences.
- No mention of improvements or connections to existing footpaths is mentioned, which is a prerequisite of sustainable development.
- It is often cited that the plans submitted with outline planning application are only illustrative, but they are likely to be used by applicants as justification at reserved matters stage so these design issues must be resolved at this stage. Also, it is unclear

from the submitted information what would form the conditioned approved information making this point is all the more pertinent.

**Jack Bennett ARB**

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