



## UTTLESFORD DISTRICT COUNCIL

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The Planning Inspectorate  
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Temple Quay House  
2 The Square,  
Temple Quay,  
Bristol,  
BS1 6PN

15<sup>th</sup> March 2023

**Your ref:**  
S62A/2023/0015

**Our ref:**  
UTT/22/27604/PINS

Please ask for Bruce O'Brien  
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/2023/0015- Application for outline planning permission for the erection of 18 dwellings including provision of access road, car parking and residential amenity space, a drainage pond, and communal open space, with all matters reserved for subsequent approval except for means of access and layout**

**Site address: Grange Paddock, Ickleton Road, Elmdon, Essex**

The Council, as Local Planning Authority considered a report in relation to this submission at their Planning Committee on 8th March 2023. The report is attached for information.

The Senior Planning Officer presented the report in relation to a major planning application submitted to the Planning Inspectorate (PINS) for determination. The proposal was for outline planning permission for the erection of 18 dwellings including provision of access road, car parking and residential amenity space, a drainage pond, and communal open space, with all matters reserved for subsequent approval except for means of access and layout. He confirmed that a late representation had been received from Urban Design who were objecting to the proposal.

He recommended that the Director of Planning be authorised to advise the Planning Inspectorate of the Council's observations.

In addition to the impacts that have been highlighted in the officer's committee report, the Planning Committee discussed the following: -

- Lack of reference to sustainability. The location being significant distances away from schools, medical facilities, shops, towns, and supermarkets.

- The need to pay particular attention to the submission made by the Parish Council.
- The effects on the habitat area.
- The size, design and layout not fitting in with the existing dwellings in a “beautiful, special village”, where only 12 houses had been built in the last 30 years. The need for starter homes was recognised. Elmdon had previously been classified as unsustainable.
- The need to emphasise and analyse harms from the proposed development.
- There being no responses seen in respect of ecology, heritage, and highways but to note the objections by Urban Design.
- There being real heritage concerns, edge of settlement concerns, GEN 2 concerns, priority habitat, not far from conservation area and impact on the church.
- The development being outside S7 development limits, GEN1 Highways concerns and loss of Grade 2 Agricultural Land.
- Harms on Elm Court, foul water, biodiversity and ecological harm, impact on the landscape and the urban form being a major concern.

The Head of Development Management and Enforcement summarised the concerns that had been raised by Members as detailed above. He referred to making an objection in principle to the proposal to include:

- The location being unsustainable.
- Harms to the setting of the village, in respect of urban design, landscape and character.
- Loss of agricultural land.
- Biodiversity concerns.
- Drainage, elevation, and general topography concerns.
- Support for the views expressed by the Parish Council and Urban Design.

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

**Pre- Commencement Conditions:**

The Council also seek confirmation from the Inspectorate that where there are any pre-commencement conditions that the Inspector feels necessary to imposed, that the Council have the right to seek the appropriate application fees provided that the details of such conditions are submitted to the Council for discharge.

Documents enclosed:

The following documentation is provided: -

Committee report

Minutes of the Planning Committee Meeting (to follow)

Summary: Subject to all outstanding matters being resolved and that the items above and within the officer’s committee report are fully assessed, the Council **RESOLVED** that they **object** to the scheme.

Yours faithfully

Bruce O'Brien MSc MRTPI, Senior Planning Officer , Uttlesford District Council