

Comments for Planning Application UTT/21/2730/OP

Application Summary

Application Number: UTT/21/2730/OP

Address: Land East Of Pines Hill Stansted

Proposal: Outline planning permission with all matters reserved except access, for up to 31 no. dwellings.

Case Officer: Henrietta Ashun

Customer Details

Name: Mrs Ruth Clifford

Address: [REDACTED]

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council objects to this application for the following reasons:

1) The site lies within the Metropolitan Green Belt. At its last review, UDC made no amendments to this policy. The Parish Council sees no exceptional circumstances to warrant permission being granted. (NPPF 2021 para. 140). We do not consider the addition of up to 3 more Affordable Homes to be a "very special circumstance".

2) Ecological reasons - loss of habitat for wildlife and protected species. We note the holding objection submitted by Place Services Senior Consultant and the request for further and more detailed assessments.

3) Outside Village Development Limits.

4) Access - object to the vehicular access out onto the B1383, a road which is at, or very close to, capacity. There is also the blind crest of the hill to the north. There will be loss of trees to provide the necessary sight-lines. The footways alongside this road are completely inadequate and unfit for purpose putting pedestrian safety at risk.

For the reasons stated above and given that there have been no material changes to the site since the last rejection (UTT/14/0151/OP), we hope that there will be a very firm refusal of this application.