

From: Madeleine Jones

Sent: Thursday, April 15, 2021 4:48 PM

To: Philippa Morris [REDACTED]

David Poole [REDACTED]

Martin Pearce

Subject: re utt 20 2531 pa

Dear Philippa/Martin/David

Please can you send me the most up to date plans so that I can discuss with my team manager. I have been out to site today and I have concerns about any development at the Smiths Green end of the site. I now feel that only the area to the south of the ancient woodland is a possibility on the West Bull fields with no accesses off Bambers Green Lane.

I intend discussing all the different responses with William so that I can give you a final steer on the way forward, even though any development would still be contrary to ULP policy S7 and S8. The school land would definitely be a public benefit as would the open space and housing affordable housing. I have reservations regarding the health building (although I know residents want it) especially in respect of the comments within the appeal decision for the development in Parsonage Lane.

These are Jack comments

- Could density increase slightly to match existing surrounding urban grain more closely
- Parking squares (some 90 degree on-street with maybe short runs of terraces) could be part of the solution. This also can potentially become public realm as car parking numbers decrease in future. Farmstead typologies (similar to The Avenue) could also be part of a potential solution.
- Could gardens reduce from the 100sqm for smaller homes again to make the place more compact (EDG suggests 50sqm for 2 beds).
- This might be incongruous with rural character but could have multiple benefits and could be done sensitively.
- Vehicular access from east to west - presumably fire tender access will be required.
- Future-proofing - what is the vision for the rest of the land within the applicant's ownership? How will this development connect and compliment a future vision?
- Any pedestrian connections will have to be safe and compliant with SBD
- A range of local facilities including food retail etc seem to be within 20 minute walk of most homes but could applicant confirm - drawings not clear - would be useful to see existing and proposed facilities, walking isochrones, and access points all on one plan.
- The precedent image shown on p. 37 looks a compelling character for the woodland edge but maybe larger less dense layout suitable along this edge using larger homes with south facing back gardens. Single shared edge lane (not in black tarmac) seems appropriate.
- Is there opportunity to back onto the school and existing homes to complete the edge?
- Character generally seems similar throughout, suggest finer grain with appropriate homes along woodland edge and then maybe denser typologies in the middle of blocks, with another character around the amenity green.
- When showing local buildings and precedents to define character and materials choose only high quality examples. Heritage buildings can form part of this assessment.
- Would there be any noise pollution from the shooting school?
- Consider orientation of roof pitches to allow efficient positioning of solar panels.

Although I do have different of opinion in respect of densities. I feel the density of the sites should be kept low especially at the peripherals.

With regards to solar panels – these are likely to be unacceptable due to sites proximity to the airport.

I feel gardens should be at least 100m2 for 3 and 3+ homes and 50 m2 for smaller homes. I feel that all car park should be off road and should not be included in the measurements of the private amenity spaces.

I refer you to the Councils Interim climate change planning policy document which is very high on the councils agenda where the council is committed to achieving net-zero carbon status by 2030.

Happy to discuss further

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In line with government advice relating to the COVID-19 pandemic, from 27th March 2020 the Uttlesford District Council Planning Service is working remotely, away from the office for the foreseeable future. This is a challenging time, and as a service we are adapting where possible. This means staff are working flexibly throughout the day, some of them also having to work around caring responsibilities and/or have been redeployed to support critical council services. While we will aim to deliver our services as best we can, there may inevitably be some delays in some areas due to the ongoing coronavirus situation. Thank you for your patience and understanding.