



UTTLESFORD DISTRICT COUNCIL

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Inquiries and Major Casework
The Planning Inspectorate
Room 3/J Kite Wing, Temple Quay
House
2 The Square, Temple Quay
Bristol
BS1 6PN

23 November 2023

Your ref: S62A/2023/0023

Our ref: UTT/23/2193/PINS

Please ask for [REDACTED]

Email: [REDACTED]

Dear Sir/Madam,

LOCATION: LAND AT EASTFIELD STABLES MAY WALK, ELSENHAM ROAD, STANSTED, ESSEX
PROPOSAL: CONSULTATION ON S62A/2023/0023 – PROPOSED ERECTION OF 5 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE

Thank you for your email on 24th August 2023 confirming that the Planning Inspectorate has received an application for full permission relating to the above proposal.

The Council has now had the opportunity to review all the documentation that was submitted by the applicant and wishes to make representations in respect of this application, incorporating comments from internal/external consultees and including observations in respect of the way the application is to be determined.

The application was presented to Members of the Planning Committee on the 22nd November 2023. The Council would kindly request the Inspector to consider the **officer's committee report** (forwarded to the Planning Inspectorate with this covering letter) as part of their assessment of the proposal.

Background

The planning history of the application site and the wider site known as Eastfield Stables (or Eastfield Stables estate) is complex. A table with all relevant planning decisions is outlined in Section 5 of the officer's committee report. Previous proposals for residential development (UTT/20/1643/FUL and UTT/18/2351/OP) in the estate (that overlap or partly overlap the current application site) have been dismissed on appeal. These appeal decisions are important material considerations for the current application and are appended in this covering letter as separate documents. Another appeal is also appended (UTT/23/0178/FUL), as the appeal



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decision was made very recently, after the Council sent the relevant site history document to the Planning Inspectorate, indicating that the appeal was ongoing.

Representations

This application has not resulted in a significant amount of public interest from residents of Uttlesford District Council. Consultees that have come directly to the Council have been listed within the officer's committee report. However, the officer's committee report has also considered some of the consultation responses sent directly to the Planning Inspectorate (as shown on the latter's website), including the responses from the Environment Agency and the Lead Local Flood Authority.

Other Matters

Members specifically raised the lack of appropriate pavements and public transport from the site to Stansted or Elsenham, raising concerns for the credentials of the development regarding sustainable development.

Documentation

The following documentation is provided as part of the Council's consultation response and should form part of the Inspector's assessment of the proposal; these documents are not already on the Planning Inspectorate's website as part of the application file:

- Officer's Committee Report
- Draft Minutes of the Planning Committee Meeting (22nd September 2023)
- Essex County Council's Crime Prevention Tactical Adviser.

Recommendation

Based on the consultation responses known so far and the analysis included in the officer's committee report, the Council recommends that the application be **REFUSED** for the following reasons:

1. The proposed development would introduce built form in the countryside with urbanising effects, failing to contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. The proposal, by reason of its location, residential use scale and appearance, would harm the rural character of the site and area to the detriment of the intrinsic tranquillity and sense of openness of the countryside. The area is void of services and facilities and sustainable transport options within easy reach, raising sustainability concerns. The adverse impacts of the development would significantly and demonstrably outweigh its minimal benefits. Therefore, the proposal would fail to comply with policies S7,



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GEN1(e) and GEN2 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

2. Notwithstanding the reason for refusal above, the proposed housing density of the scheme would represent an inefficient use of the land, which would obstruct the continuous achievement of an appropriate supply of housing in the district and compromise the ability of future generations to meet their housing needs. Therefore, the proposal would be contrary to paragraphs 119 and 125(c) of the National Planning Policy Framework (2023).
3. Insufficient information has been submitted with the application to demonstrate that the proposed development would not increase flood risk on the application site and/or elsewhere, contrary to paragraph 167 of the National Planning Policy Framework (2023), and policy GEN3 of the adopted Uttlesford Local Plan (2005).
4. The application does not include a mechanism such as a section 106 legal agreement to secure:
 - i. Payment of financial contribution in lieu of affordable housing
 - ii. Payment of the Council's reasonable legal costs
 - iii. Payment of the monitoring fee.

Therefore, the proposal would be contrary to policies GEN6 and H9 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

The Council reserves the right to review and provide additional comments if any further documentation is submitted to the Secretary of State and once all statutory or non-statutory consultations have been received.

Yours sincerely,

Mr Dean Hermitage MA Mgeog MRTPI
Strategic Director of Planning
Uttlesford District Council