

DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

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| Application No | : | 23/01985/OBS3 Observation Request from Adj. Borough 3 |
| Location | : | Uttlesford District Council Chelmsford Essex CB11 4ER |
| Proposal | : | Land off Chelmsford Road, Hartford End, Chelmsford, Essex - Outline application for construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access. |
| Applicant | : | Uttlesford District Council |
| Agent | : | |
| Date Valid | : | 11th December 2023 |
| Development Type | : | Consultations - CM/ ECC3/OBS (D91) |
| Drawing No(s) | : | |
| Target Date | : | 31st December 2023 |
| Consult Expiry | : | |

Description of the site

Site is located within Uttlesford District

Consultations

The City Council is a consultee for this application.

Planning considerations

This application is a consultation on a S62A application (for determination by the Planning Inspectorate) for land to the north of the old Ridleys Brewery site at Hartford End in Uttlesford. The scheme is for up to 50 dwellings on a field to the north of the existing residential development on the old brewery site.

Whilst it is noted that this application is in close proximity to the district boundary for Chelmsford, matters of detail such as access to and from the site and design will be considered by the Planning Inspectorate.

The relevant national planning policies and guidance should be applied when considering the application, such as recognising the intrinsic character and beauty of the countryside, ensuring that the development is supported by any necessary infrastructure in addition to its sustainability and that the rural nature of the site can support such a development.

Community Infrastructure Levy (CIL)

This application is not CIL liable.

RECOMMENDATION

Reason 1

Whilst it is noted that this application is in close proximity to the district boundary for Chelmsford, matters of detail such as access to and from the site and design will be considered by the Planning Inspectorate.

The relevant national planning policies and guidance should be applied when considering the application, such as recognising the intrinsic character and beauty of the countryside, ensuring that the development is supported by any necessary infrastructure in addition to its sustainability and that the rural nature of the site can support such a development.

Background Papers

Case File
