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Sent: 09 January 2024 17:44
To: Planning <planning@uttlesford.gov.uk>
Subject: [External] >> Application Number: UTT/23/2810/PINS

Address: Land To West Of Chelmsford Road Hartford End Felsted Essex

Proposal: Consultation on S62A/2023/0028 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

We are writing to object to the above planning application.

There have been 3 planning refusals for additional residential dwellings on this site since the adjoining Ridley Green settlement (formerly Ridley's Brewery) was approved and built. The reasons given in the most recent decision included that the proposed development was contrary to national planning policy, Uttlesford District Council Plan and Felsted's Neighbourhood Plan.

The application seeks to construct 50 houses. The reasons given for that refusal hold good for this proposed development.

Felsted has met its current housing requirements. The Neighbourhood plan should prevail.

Hartford End is a small hamlet. Historically, every house served either the brewery or the surrounding farms. That has changed and with the closing of the brewery, its site was redeveloped sympathetically maintaining the rural character of the area. That development doubled the number of houses in Hartford End, and it is now proposed to double that number again.

Whereas the Ridley Green development fitted into its surroundings, the proposals being on the side of the hill will be visually intrusive. Also, the site does not fulfil sensitive infill (as it doubles the housing stock in the hamlet), and hence the proposals are in breach of this policy.

The only bus service is a 4 times each way a day bus service (Wethersfield to Chelmsford) for 6 days a week. Inevitably, if built nearly all transport to and from the new houses will be by car, making the proposals unsustainable.

We are aware that there are concerns at Ridley Green over drainage and flooding. The proposals do not adequately address these issues.

We are adjoining farmers producing food and contributing environmental benefits. If the opportunity arose, we would be keen to either farm the land or manage it in a climate change strategic manner.

We trust that these comments demonstrate substantiation for the application to be refused permission.

Philip and Catharine Hutley

