

From: [REDACTED]

Sent: Thursday, January 11, 2024 10:40 PM

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: S62A/2023/0028 Land off Chelmsford Road, Hartford End, Chelmsford, Essex

[REDACTED]
S62A/2023/0028 Land off Chelmsford Road, Hartford End, Chelmsford, Essex

This representation is not an objection.

I am a resident of Ridley Green, the name given to the development of The Old Brewery at Hartford End, which was originally a brownfield site and is immediately adjacent to the proposed development.

Of the 26 properties in Ridley Green, 25 owners had a clause inserted in their sales contract by the developer, Stockplace Hartford Limited (essentially the same applicant as this planning application) forbidding them to object or cause any objection to be made to any planning application made by the developer in respect of any neighbouring or adjoining land.

As such, I, like most of my immediate neighbours, am unable to object to this planning application.

At the time of the development in 2017-18, [REDACTED], the owner of Stockplace Hartford Limited, gave a verbal assurance there would be no further development of the surrounding fields and there appeared to be no reason to disbelieve [REDACTED].

However, in July 2020 there was a covenant put in place – HM Land Registry Title Number EX765387 (copy attached) – between Stockplace Hartford Limited and Ridley Green Management Co Limited (RGMCL), the management company for the Ridley Green development. This was done without the knowledge of the Ridley Green residents and whilst both companies were still under the control and directorship of [REDACTED], who is also the owner of [REDACTED]. Amongst other restrictions and far-reaching rights in favour of [REDACTED], the covenant prevents RGMCL (subsequently transferred to the control of the residents in March 2021) from restricting or objecting to development of the neighbouring land in any way.

In view of these 'gagging orders', the number of potential objections to this planning application will be greatly reduced, particularly as Hartford End is only a small hamlet and Ridley Green accounts for more than half of the properties.

Due to a number of local factors including the topography of the area and adjacent road, the current issues of flooding, the unique rural setting comprising a number of heritage and listed properties and the lack of accessible amenities, I believe a site visit is crucial in order

to make an informed decision. I would also urge the Planning Inspectorate's Inspector to support the upgrading of this application from written to a hearing.