

REF: 01023/GA/DJ/L0011

12 January 2024

Sent by email to: section62a@planninginspectorate.gov.uk

Leanne Palmer
The Planning Inspectorate
3rd Floor, Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Ms Palmer

S62A/2023/0021 Moors Field, Station Road, Little Dunmow, Essex

Approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP

In response to the comments received to the final consultation on the above application and in the context of the revised NPPF, our client would like to clarify a couple of points for the Inspectors benefit. We do not propose to submit any additional plans or technical information at this stage and the below information is provided for clarification purposes only.

Points of Clarification

Incorrect Scale Bar on Submitted Plans

Following the receipt of comments from a neighbouring resident concerning the separation distance between their home and the proposed dwellings, we have checked the measurements and can confirm that the distances quoted in our submission are correct. We have, however, identified an issue with how the scale bar is drawn on the submitted landscape plans. These plans are drawn at the correct scale and measure accurately with a scale rule, but the scale bar shown on the plans has been drawn incorrectly at a different scale to the plans. This means that if the scale bar is used to measure distances on the plans instead of a scale rule the measurements will not be correct. We apologise for the confusion this has caused.

The revised NPPF at paragraph 140 makes clear that relevant planning conditions should refer to clear and accurate plans and drawings. As such, at the Inspectors' discretion, we would be pleased to submit revised plans with this issue corrected.

Accordance with the Essex Design Guide

The revised NPPF at paragraph 138 states that the primary means of assessing and improving the design of development should be through the preparation and use of local design codes. In this respect, we are concerned that Uttlesford District Council's comments regarding chimneys on corner buildings and tandem parking do not reflect the Essex Design Guide which should be the primary means of assessing design:

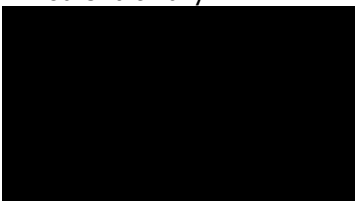
- **Chimneys on corner buildings:** The use of chimneys on prominent gable ends is supported by the approved Design Code for the site (as set out in our previous responses to the Council's comments on this matter) and is also supported by the Essex Design Guide. We would direct the Inspector's attention to the Essex Design Guide's case studies on built character in Uttlesford which are encouraged to be used as design cues¹. The case study of Dairy Lane, Stansted Mountfitchet shows a similar use of prominent chimneys on the gable ends of corner buildings to those currently proposed (see **enclosed**) and it is highlighted as good practice.
- **Tandem parking:** We are concerned that Uttlesford District Council's comments regarding the impact on the visual qualities of the street scene do not reflect the Essex Design Guide. The section of the Essex Design Guide on Residents Parking² sets out that residents parking should be located "*in such a way as not to dominate the street scene – for example, (...) down a side-way between houses*". There is no restriction placed on the number of spaces considered appropriate down a side-way or any suggestion that such provision would have a negative impact on the visual qualities of the street scene.

Conclusion

We trust that this letter provides useful clarification on the points raised and we look forward to discussing further at the hearing.

If you require any further information at this stage please do not hesitate to contact me.

Yours faithfully



Geoff Armstrong

Director

Armstrong Rigg Planning

Direct Line: [Redacted]

Encs.

Essex Design Guide Case Study and Google Streetview Photo of Dairy Lane, Stansted Mountfitchet

¹ [Redacted] [Accessed 10/01/2024]

² [Redacted] [Accessed 10/01/2024]

**ENCLOSURE. ESSEX DESIGN GUIDE CASE STUDY AND GOOGLE STREETVIEW PHOTO OF
DAIRY LANE, STANSTED MOUNTFITCHET**

Case Study: Dairy Lane (Elms Farm), Stansted Mountfitchet

Dairy Lane in Stansted Mountfitchet has been inspired by the farming heritage of the site, the geometry of the original Stansted Hall and the traditional architecture seen in and around the local area. The layout of the masterplan is formed around a series of groupings of buildings which reflect traditional farmyard and parkland vernacular.

The scheme utilises materials and design features, notably details, that reflect the form and style of existing buildings within nearby Stansted Park and Stansted Mountfitchet. Reflective of the local area roof pitches vary and utilise natural roof tiles and slates, brick chimney stacks and jetties.



Figure 1. Essex Design Guide case study, Dairy Lane, Stansted Mountfitchet



Figure 2. Google streetview image of Dairy Lane, Stansted Mountfitchet