

Dr R D. Seller

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26th February 2024

Head of Planning Services,
Uttlesford District Council,
Council Offices,
London Road,
Saffron Walden,
Essex, CB11 4ER

Dear Sir/Madam,

Re: Planning Application: Your Ref: UTT/24/0103/PINS
Land to The West of Mill Lane Hatfield Heath

Application Summary

Application Number: S62A/2024/0032

Address: Land To The West Of Mill Lane Hatfield Heath CM22 7AA

Proposal: Demolition of existing structures and creation of 8 holiday cottages, 1 dwelling, and 3 single storey dwellings with limited upgrade to infrastructure

Case Officer: Not known

Customer Details

Name: Dr R. D. Seller

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed developments as follows:-

1) Strategy

This application proposes to build 8 holiday cottages on this site. In a previous application I took the view that this would not be a commercial proposition. I have checked on the internet and found that there are no holiday cottages in Hatfield Heath and only 6 holiday cottages between Hatfield Heath and Saffron Walden. Of these 2 are at the historic town of Thaxted, 2 are near to Mountfitchet Castle (a significant visitor attraction) and 1 at Hatfield Forest for nature watchers.

In short, I see this as an attempt to circumvent previous, well-founded objections to developments on this site, since the 'holiday cottages' would not be commercially viable. Permanent occupation would inevitably follow with the following objections most of which would apply to holiday cottages anyway.

2) Traffic volumes

Mill Lane is barely adequate for existing traffic volumes and the proposed changes indicated by the applicant do not begin to address this problem. Even with the minor upgrades (pedestrian and cycle link path), the plan does not address the issue of vehicular access to the 'holiday cottages'. The existing road cannot support the addition of potentially 50+ vehicles per working day, without creating excessive congestion, traffic pollution and a serious hazard to pedestrians in the Lane.

The only footpath available to residents using Stortford Road, is on the north side, and sight lines at the entrance of Mill Lane are already a significant hazard to pedestrians, without the burden of additional heavy traffic loads.

3) Services

We are concerned that the additional numbers of residents (even if temporary) will place an unacceptable pressure on gas, water and electricity services in this area, which will be made significantly worse by additional developments on this scale.

If the developer seeks to convert the 'holiday cottages' to permanent residence in the future, the additional numbers of residents will place an unacceptable burden on school places and particularly the Eden Surgery. The latter is already stretched beyond capacity.

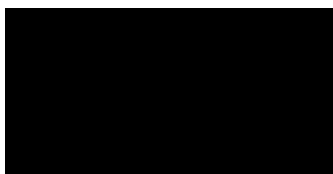
4) Loss of Amenities

Mill Lane is the starting point of a number of footpaths for ramblers, dog walkers, and individuals interested in wildlife. All of this would be restricted or denied to residents by this development..

It is vital that we draw a line against the expansion of the village in this area.

We beg to oppose this application.

Yours faithfully,

A solid black rectangular box used to redact the signature of Robin Seller.

Robin Seller