

The Planning Inspectorate  
C Eagle 3rd Floor  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN



Monday 13 March 2024

**Application Reference UTT/24/0103/PINS**  
**Consultation S62A/2024/0032**

**Location – Land to the West of Mill Lane Hatfield Heath**

Dear Sir

I have received correspondence from Uttlesford District Council regarding an appeal being made to the Secretary of State relating to Planning Non-Determination of the above reference UTT/24/0103/PINS. My understanding is that all representations regarding the Land to the West of Mill Lane have been forwarded to the Inspectorate.

Previously I have made four representations in writing (18 September 2017, 19 March 2018, 19 July 2018 and 30 September 2023). The development was also raised at the UDC Planning Committee on the 20<sup>th</sup> February 2019 when a verbal statement objecting to its approval was delivered subsequently the application DEFERRED. This was particularly noticeable when 6 representatives from then Community presented cogent arguments at a further amended application (UTFT/22/1261/FUL) at a meeting of the UDC Planning Committee on 13 December 2023 which along with written objections resulted in the application being refused. If a hearing is scheduled I would welcome the opportunity to express my objections to the representative body.

There is genuine need to reinforce an argument against the development as a Community. My previous statements objecting to arguments made by the developer are still apposite. Access and egress, Over capacity for School and Surgery, Within Metropolitan Green Belt and History of a site of Wartime importance where educational value to the School should not be underestimated. Despite an attempt by the developer to put forward amendments which they consider would become an additional amenity asset.

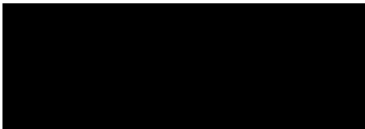
- Previous objections have not been answered in relation to Access and Egress to and from Mill Lane to the A1060 despite a revised plan from 1-Transport (commissioned by Pelham). The implication of widening the narrowest part of the lane from 3.1 metres to 4.13 is impossible. The wall at Hatfield Haven is a restriction on one side and the property at 1 Mill Lane prevents any widening.
- The question of the area being Metropolitan Greenbelt has not changed neither has the fact that it is outside the village curtilage.

- Access to both School and Surgery are an issue where additional properties would increase capacity which is already oversubscribed.
- The Hatfield Regis Local History Society has objected from the beginning that as a site of WW 2 importance it should be retained for its history and heritage. This is supported by families whose parents or relatives were descended by Prisoners of 116 who remained locally and married villagers.
- The camp is only one of only a few examples of the POW Camps in the Country. Eden camp museum is a prime example of what can be achieved by retaining the history and heritage for generations
- There are major Implication on safety elements regarding access or egress to the lane in respect of the public and school children who share the lane with all vehicles. The amended plans do not contain any evidence to provide a footpath other than from Mill Lane into Home Pastures.  
The access is solely reliant via such a narrow lane that presents multiple hazards that threaten the wellbeing and safety of residents and pedestrians.
- The proposals do not contribute any affordable or social housing as part of the scheme and will not address local housing needs.

A previous application and amendments have been turned down on appeal to the Inspector. With the current submission there has been no change regarding access and egress to the fabric of Mill Lane, which is the major safety issue, other than a 'cosmetic' document from l-Transport which exaggerates a road width for planning convenience?

In conclusion, I cannot agree that Highways issues have been substantiated and therefor with other stated objections should be refused. I strongly object to this planning application.

Yours sincerely



Ivan Cooper

