

## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Inquiries and Major Casework  
The Planning Inspectorate  
Room 3/J Kite Wing, Temple Quay  
House  
2 The Square, Temple Quay  
Bristol  
BS1 6PN

25<sup>th</sup> July 2024

Your ref: S62A/2024/0049

Our ref: UTT/24/1618/PINS

Please ask for Timothy Cakebread

Email

Dear Sir/Madam,

### **TOWN & COUNTRY PLANNING (SECTION 62A APPLICATIONS) (PROCEDURE & CONSEQUENTIAL AMENDMENTS) ORDER 2013.**

#### **LAND SOUTH OF BEDWELL ROAD, UGLEY**

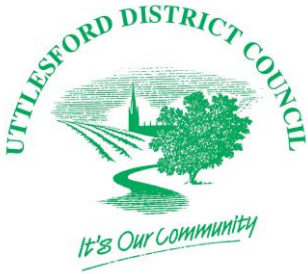
Thank you for your letter dated 25 June 2024 confirming that the Planning Inspectorate has received a valid planning application seeking planning permission for the following:

*'Approval of reserved matters following outline approval for Up to 50 market and affordable dwellings, public open space and associated highways and drainage infrastructure - all matters reserved except access'*

The Council has now had the opportunity to review all the documentation that was submitted by the Applicant in respect to the proposal and wishes to make representations in respect of this application, incorporating comments from internal/external non-statutory consultees and including observations in respect of the way the application is to be determined.

#### **Background**

In June 2023 the outline planning application was granted on appeal having been refused planning permission (Ref UTT/20/2908/OP) by members at the 6 July 2023 planning committee. The application originally had three reasons for refusal, one was not defended, and the other was resolved as part of the section 106 agreement. The remaining reason related to the impact of the noise from the M11 onto the proposal (namely the indicative location of the apartment block). The Inspector considered that as the layout and appearance was not fixed this could change within the Reserved Matters application. The evidence submitted would provide acceptable living conditions and that a noise and dual aspect condition was added to the decision notice which required both to be included within a Reserved Matters application.



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

### **Proposal**

The applicant has submitted this Section 62a application which is identical to the proposal considered as part of the outline planning consent. Section 3 of the Planning Committee Report provides details of the proposal and what limited differences are from the outline consent.

### **Planning Committee**

The application was presented to Members of the Planning Committee on the 24<sup>th</sup> July 2024. In addition to the issues defined in the officers' Committee report, the main planning issues in respect of which the Council would like the Inspector to consider as part of their assessment relates to location and layout of the affordable housing within the block of flats which acts as a noise barrier to the rest of the development from the M11. Members also had the following concerns:

- The scheme is controversial given that it is clustering all the affordable housing into one location and that part of the site is a sound barrier to the M11 with poorly laid out windows and design. The affordable housing is in the wrong location.
- The proposal does not meet the guidance within the District Wide Design Guide SPD. For example, this expects new developments to be design led, different tenures to be integrated, landscape led and to engage the community before a submission.
- The design officer has provided an extensive response which finds the proposal to be lacking sufficient detail in all parts. In particular the apartment block massing is out of character with the locality and doesn't integrate with the rest of the proposal.
- Lack of response from the applicant in respect of the last email sent to them on 11 March from UDC officers objecting to the clustering of the affordable units and stating that the affordable housing block was never an acceptable location.

### **Consultation Documentation**

The following documentation is provided as part of the Uttlesford District Council's consultation response in which should form part of the Inspectors assessment of the proposals.

- Officers Committee Report with draft planning conditions
- Addendum list for the planning committee
- Draft Minutes of the Planning Committee Meeting (24 July 2024)
- UDC Design Officer Advice
- UDC Housing Officer Advice
- ECC Place Services Archaeology
- ECC Place Services Ecology



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

### Summary

The concerns raised above and within the officers committee report are considered to significantly and demonstrably outweigh the public benefits of the delivery of housing in this location. The Council therefore RESOLVED to OBJECT to the proposed development.

The Council reserves the right to review and provide additional comments if any further documentation is submitted to the Secretary of State and once all statutory or non-statutory consultation have been received during the hearing.

Yours Sincerely

Mr Dean Hermitage MA Mgeog MRTPI  
Strategic Director of Planning  
Uttlesford District Council