

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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The Planning Inspectorate
Room 3/J Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

18th October 2024

Your ref: S62A/2024/0058

Our ref: UTT/24/1958/PINS

Please ask for Chris Tyler [REDACTED]
[REDACTED]

Dear Major Case Work Team,

Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended).

Consultation on S62A/2024/0058

Land Adj. To Village Hall, East Of Cambridge Road, Ugley

Thank you for your letter dated 3rd September 2024 advising of your receipt of a valid planning application for the development outlined above. The Council, as Local Planning Authority considered a report in relation to this submission at their Planning Committee on 16th October 2024. The report is attached for information.

Given the unique nature of this application process, the Planning Committee requested that the report provided an overview analysis of the proposed scheme; with the limited information that was available to the Planning Service at the time. In this regard, the Planning Service was asked to provide their views on the indicative benefits, adverse and neutral impacts of the scheme in order to assist the Planning Committee with their consideration of this application.

In addition to the comments highlighted within the report, the Planning Committee wish to set out the following objections:

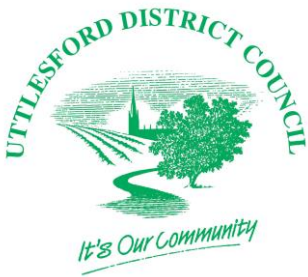
1) Heritage

Please see the full consultation response (Place Services 14/10/2024), this includes:

The village hall should be considered as non-designated heritage asset,

The application site contributes to the significance of the listed buildings through its verdant and open nature, which also contributes to the wider rural character of Cambridge Road.

The heritage assets are experienced in a tranquil and isolated situation



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The application site contributes to the significance of the listed buildings through its verdant and open nature, which also contributes to the wider rural character of Cambridge Road.

The site creates a buffer that allows both groups of listed buildings at The Square and Orford House to be experienced and understood as separate settlements.

The proposed erection of 16 dwellings is considered to inevitably result in several impacts on the setting of the nearby listed buildings. The proposed site would become a densely developed area, causing the loss of separation between both groups of listed buildings and adversely affecting how they can be experienced and understood.

The proposal would also have a strong urbanising effect on the setting of heritage assets, significantly changing the 'grain' of development; therefore, it would fail to preserve the setting of heritage assets.

The proposal will cause less than substantial harm to the significance of the listed building due to the inappropriate development within their setting. Paragraph 208 of the NPPF is relevant and the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this case taking into consideration the benefits of the scheme it is not considered the benefits outweigh the harm to the heritage assets

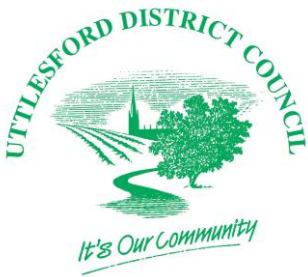
2) Character and Appearance

The proposal will introduce a sizable residential development to an area of open countryside. This would appear out of character with the open rural site and pattern of development this will be therefore harmful to the rural character of the immediate and surrounding area. The proposal would not be appropriate for this rural location and would be contrary to Uttlesford Local Plan Policies (adopted 2005) S7, GEN2 and the NPPF.

3) Location of the Development

Notwithstanding the existing and proposed bus services, it is likely that future occupiers would need to access to a much wider range of services and facilities to meet basic day to day needs. Although the nearest main settlement of Stansted Mountfitchet does have a number of services and facilities these would not be as easy to access on foot or by bike. Due to these limitations, it is probable that there would be a need for future occupiers to use a car on a regular basis.

Due to the location of the application site it is considered that the proposal would not encourage the use of movement by means other than driving of a car to even local facilities. As such the proposal is considered contrary to Policy GEN 1(e) of the Uttlesford Adopted Local Plan 2005



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Determination of the Application

As per the validation letter received the Local Planning Authority is requested to provide comments in respect of the manner in which the application is to be determined. The following sets the Local Planning Authority consideration of these matters:

Heritage

Following the submission of consultation comments by the Council's Heritage Consultant (Place Services 14/10/2024) the heritage concerns raised are not overly complex to assess and there would be no need for evidence to be tested through formal questioning.

If the applicant was required to provide a rebuttal or further evidence on this matter it will likely be report based provided by experts on these matters, as such it is not considered there is a requirement for the a Hearing to assess these points.

It can reasonably be expected that this matter can be considered through written representations, without the need for an advocate to represent them.

Character and Appearance

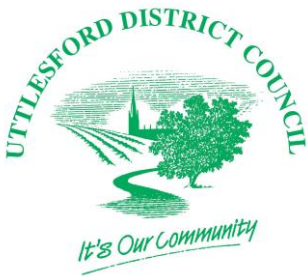
The submitted elevation plans a site layout plan clearly demonstrates the proposal will have a significant change to the immediate character and appearance of the site which is considered harmful.

If the applicant was required to provide a landscape rebuttal or further evidence on this matter it will likely be report based provided by experts on these matters, it can reasonably be expected that this matter can be considered by the Inspector through written representations.

Location of the Development

The location of the application site in relation local services and facilities can be determined through the details of the submitted transport statement and during the Inspector's visit to the application site. It can reasonably be expected that this matter can be considered through written representations, without the need for an advocate to represent them.

The main issues are clear in that it involves the impact to heritage assets, character and appearance of the site and location of the proposed development. These matters are as set out on the submitted plans and the consideration of these matters can be considered by the Inspector through written representations. The Council will be happy to consider any further information the applicant wishes to submit, however it is considered a hearing would not be required to establish and consider these issues.



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In this case the issues are not complex and the Inspector is not likely to need to test the evidence by questioning or to clarify any other matters. The points raised by the Local Planning Authority can be clearly understood from the documents submitted

The case has not generated a significant level of local to warrant a hearing. The local interest and representations submitted as part of this S62a application can be easily summarised and therefore full consideration of these can be made.

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
- Committee Late List
- Recommended Conditions
- Minutes of the Planning committee Meeting (to follow)

Summary

Taking into the above comments the Council as Local Planning Authority **objects** to the above mentioned development.

Yours Sincerely



Dean Hermitage, MA Mgeog, MRTPI
Director of Planning