

From: Janice Loughlin [REDACTED]  
Sent: Thursday, October 17, 2024 11:39 AM  
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>  
Subject: S62A/2024/0058 - Land adj. to village hall, East of Cambridge Road, Ugley.

Dear Sir,

I wish to object to this application.

Apart from some residences along the B1383, Ugley is a rural village with small settlements spread throughout the village.

In 2022 a width restriction of 6'6" was put in place and signs were erected to that effect at Pound Lane.

Apart from a small section of pavement from the B1383, opposite the site, there are no other pavements along the length of Pound Lane making it a hazardous pedestrian route. It is also unlit. It has a number of bends - one at its junction with Snakes Lane a small 20mph road, is particularly nasty.

The site is situated next to Linnets Wood which was first planted as part of Essex county council's landscape conservation programme and latterly as part of the Woodland's Trust's 'Woods on your doorstep' project.

It is not a sustainable village. There are no health facilities and no shops. The nearest shops are at Stansted Mountfitchet which has a Tesco Express, a Co-op and a small village store. In an ideal world residents would walk or cycle to these facilities. In reality this is not the case. There are bus stops on the B1383. However, buses don't run to coincide with Dr's, dental or hospital appointments and it's unlikely that anybody would cycle or take a bus to the nearest shops or the large supermarkets at Bishops Stortford and return with several large, heavy carrier bags. As with many rural villages the car is often considered a necessity.

The nearest secondary school is at Stansted Mountfitchet, the nearest primary schools are at Stansted Mountfitchet approximately 3 miles away and Elsenham which is over a mile away.

The nearest train station is at least a 30 minute walk away.....maybe ok in the summer but maybe not on a cold or wet winter's morning/evening.

The Uttlesford officer's report gives 'encouraging pedestrian and cycle use through walking and cycle storage' LIMITED positive weight.

Ugley was considered a small village in the emerging local plan and no development sites were recommended the same applies to the current, albeit outdated,, 2005 Local Plan. Little has changed in Ugley since 2005 and it retains its rural, unspoilt status.

Uttlesford officers state, in their report, that the proposal will significantly harm the character of the site, the proposal would detract from the open character of the countryside and that 16 swellings only offers limited benefits that would not outweigh the loss of the open countryside.

The application is contrary to the adopted local plan policies (2005)

S7  
GEN1

GEN 2

Yours faithfully,  
Cllr Janice Loughlin