



The Planning Inspectorate BY EMAIL ONLY
section62a@planninginspectorate.gov.uk

14th October 2024

Dear Sir/Madam

Objection to planning application made by Pelham Structures for 16 new homes at Pound Lane, Ugley, Essex, CM22 6HR on behalf of the land owner Roger Pryor - Application reference number S62A/2024/0058 / site address: Land adjacent to Village Hall, East of Cambridge Road, Ugley, Bishops Stortford, Hertfordshire, CM22 6HR

I am writing to formally object to the application recently made by Pelham Structures in relation to the above. We live in a beautiful area with Ugley being a historic hamlet, where we can hear the birds chirping, we have the woods behind us and which is a quiet rural setting.

I would like to make some representation points as follows, based on the discrepancies and evidence proposed by Pelham Structures in their application documents:

1. The proposed development is next to National Trust Woodland called Linnets Woods. Linnets Woods is a beautiful wooded area where we can walk, walk our dogs and enjoy the local woodland area. This proposed site until December 2023 formed part of the Linnets Woods walkway. There is pathway that has now been blocked off by a tree that was removed from the proposed site and placed there so that access is now impossible. There is an abundance of wildlife, flora and fauna in this area. At the end of 2023 the land owner [REDACTED] decided to block off the entrance to the land and removed trees and hedge rows in the process.

The woodland at Linnets Woods is a protected ancient woodland, with two entrances front and rear. There is parking at the front of the entrance (please see pic 1 below).



Front entrance of Linnets Woods to left side aspect



Proposed site



Entrance into Pound Lane from B1383 (50 mile an hour road)

Linnets Wood front entrance is by way of a wooden circular gate style. Access to the rear of Linnets Wood is gained through the same sort of wooden circular gate. There is no access parking at the rear, access only to the rear entrance is by foot only, via the winding village road which has no walkway or pedestrian route. It is not safe to enter or exit the rear of Linnets Wood as there is no signage or information for passing motorists.



Pound Lane (no pavement, street lighting, signage)

Any proposed development will restrict the enjoyment of visitors to the woods as the front entrance to the proposed development site cross the front entrance of Linnet Woods. The impact on the environment in this area is also a concern, existing wildlife will need to be removed from the area, at the moment there are badgers, foxes, rabbits, muntjac, deer, bats and a various assortment of birds living on the site. When ■ cleared the land of all of the then existing habits for the wildlife at the end of 2023 it was heart breaking to see. All of the rabbits were run over, dug up and killed whist in their natural habitats. The removal of existing hedgerows, trees and bushes were also removed. The documentation submitted by Pelham Structures refers to the installation of “bat boxes” on the proposed development. This will not help with the amount of bats we have flying around the area at night, they fly into my garden and if they fly into my garden they must fly into the gardens of the other residents here in this area. The reports suggest there is “limited” sitings of bats, it may be a good idea if someone comes to the land at 2-4 am when they are in full flight.

There is also no provision for the removal of existing hedgerows and trees on the development, this has not been included in the application, it states there is no need to remove these. This is not accurate they would clearly need to make a further application at a later date to remove the trees and hedgerows so as to build the new houses, some of the tree’s slant in the direction of the housing, they would not be allowed to keep the existing trees that are on the boundary lines next to the road. This part of their application is also misleading. This will thereby change the look fabric and condition of the area.

2. The development of new home is behind Ugley Village Hall not only with the building works but the reduction of the village hall car park, reducing the spaces to 14. Currently there are 5 local residents who park their cars in the village hall overnight, due to the fact that the B1383 is a 50 mile an hour road and we are not able to park our cars on a 50 mile an hour road, there is no alternative parking in the area. This will also cause enormous upheaval for local residents with road closures, installation

of all utilities. Parking is at a premium here at the moment, local residents can't have motorists parking their car in front of their homes on a 50 mile an hour road. The junction entrance into Pound Lane is a country lane, there is no pavement, no street lights, the road at best is busy and dangerous. The entrance to the development site is directly on the bed of Pound Lane where it meanders round to HfT home for the mentally ill. The proposed development this will cause additional danger to passing and ongoing traffic into and around the entrance to Pound Lane, north and south bound. The south band road will take you to Elsenham Station, there is no pavement or path through and down Pound Lane to Elsenham Station. Elsenham Station is 1.4 miles away – 30-minute walk down Pound Lane, no street lights, completely dark and no pavement. If you have to walk you take your life into your own hands. If you drive it is approx. 4 mins in the car. The road is winding in both directions. Stansted station is 1.6 miles away – 35-minute walk down the B1383 a 50 miles an hour road with pavement, no street lights, completely dark. Pelham Structures have stated in their NPPF document that journeys to and from both stations are accessible. They are not on foot.



3. Pelham Structures have also stated in their NPPF that there is an existing application made by HfT (Bradbury Resource Centre) to build on their land. There is no application, a previous application was made to extend the living quarters of the mentally ill residents 15+ years ago which was granted. Any proposed building works will also impact on the residents at HfT. The part of their residence runs alongside the proposed land, it does not form part of their land which they have stated in their application document. HfT have severely mentally incapacitated and reactive residents and I am sure the proposed development will have a significant impact on them.
4. Pelham Structures have mentioned in their NPPF document there is a local bus service, bus no. 301. This does not run on time, if you are lucky you may get a bus every 2 hours if at all. We have been waiting months for the bus service to be reinstated as they reduced the service for quite some time. The buses remain infrequent and are not suitable for commuters due to running during school times.



5. Any development at the site will cause higher pollution to the area. They are proposing 16 dwellings. Assuming each dwelling has parking spaces for 2 cars, this will be an additional 32 cars in this small area. Add on the additional 5 spaces they are offering as a replacement place to park your car once the development has been building taking over the entrance to Linnets Woods. So, a total number of 37 car spaces in the small area alone. At the moment there is parking at the entrance of Linnets Woods for 3 cars front facing.
6. This is a rural area, there are no schools, the nearest shops are 1.4 miles away in Stansted Mountfitchet. At the moment there are no school places available with a waiting list for either Elsenham Primary School in Elsenham, Magna Carter, St Mary's and Bentfield in Stansted Mountfitchet. The reason we have waiting lists for these schools is because Elsenham and Stansted Mountfitchet's 2020/21 local building plan approved for hundreds of new homes in both Stansted Mountfitchet and Elsenham. They don't have the schools available or the infrastructure available in this area to cope with further children. There is a new phase of housing planned for the edge of Stansted Mountfitchet and Elsenham which will also impact on the local schooling, lack of facilities, infrastructure and health providers.
7. Pelham Structures have stated that the new dwelling will not impact on any of the the listed buildings in the area. Orford Hall, Cottages within the Square, The Old Post House are all listed buildings. I am the owner of one of the listed properties which have been cited in the application. I live at [REDACTED]. The sight view from the back of my cottage is directly on the land in question. Pelham Structures have indicated in their National Planning Policy Framework ("NPPF") that none of the listed buildings will be affected by the building of the new homes on the site. This is untrue, I have a clear sight of land from my bedroom window.



Barns at Orford Hall & Orford Hall listed buildings, directly opposite the proposed site



Entrance to Orford Hall and Barns of Orford Hall, directly opposite the proposed site

8. We do not have mains sewage here in this part of Ugley. Pelham Structures held a meet and greet meeting in February 2024 and emphasised that they would be putting in mains sewage, the new plans state that no mains sewage will be put in with cesspits going in on the land of RP. This will be directly opposite the proposed site on the other side of the B1383, why has Pelham Structures changed the plans now, I can't see anywhere in the documentation that states the new plan for no sewage. What will happen to the sewage there is no water course near the site. We cannot access mains sewage here in the area due to gravity discharges.

9. The land owner [REDACTED] has previously filed applications with Uttlesford District Council ("UDC") to put 4,000 new homes on the land at Bollington Farm, this was rejected by UDC. The land owner [REDACTED] who owns Bollington Farm is in the process of having soil samples and other biodiversity tests on his land again at Bollington Farm with a possible

new application for new homes on the Bollington Hall Farm Land. Bollington Farm land encompasses us all in this area, if he is allowed to put the housing at Pound Lane what is to stop him engulfing us all with new homes. Our area is rural we chose to live in a rural area, we have paid additional costs for our homes because of where they are.

10. The proposed site is for 16 new homes, 40% being “affordable housing”, what constitutes affordable housing in an urban area, usually lowest rents set by the government, affordable rent capped at 80% an intermediate rent that is between social and market rents? And low-cost ownership. At our meet and greet meeting in February Pelham Structures informed us that the affordable housing properties would retail at £625,000. How on earth is this going to be affordable rent if it is capped at 80% with a family maybe receiving universal credit with housing benefit capped at 80% there is going to be a huge shortfall in the tenant’s rent if the house is valued at £625,000. There are also going to be a few low-cost ownership properties for people who can't afford the market price. How on earth is a low-cost property valued at £625,000 plus on this site. Other remaining properties will be valued between £680,000 to £900,000. We do not need this style of housing in this area, this area is now suited to affordable housing nor enormous houses that do not fit in the fabric of the area valued at £900,000. Bearing everything in mind above, how on earth can a social housing family afford to live in a £625,000 home or an alleged “low-cost” starter home. Also bearing in mind this is a contradiction of UDCs local plan. This is plain and simply a money spinner for both the land owner and Pelham Structures.

11. The piece of land in question was gifted to the [REDACTED] some years ago by the owner of Orford Hall. The land was to be kept in its natural habitat. Mysteriously, the land documentation seems to have been disregarded in this respect.

12. UDC have also rejected this application as it doesn’t form part of an extended village, has no amenities and is not a suitable area to build new homes.

Kindly take the above into consideration when processing this application.

Yours sincerely
Sarah Lynch

