

Enquires and Major Casework Team  
The Planning Inspectorate  
3<sup>rd</sup> Floor, Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

11<sup>th</sup> November 2024

Dear Sir or Madam,

I am writing in regard to the consultation on S62A/2024/0058. I am the owner of [REDACTED]  
[REDACTED] I have reviewed the additional information provided and would like to add the following to my objection to the proposal.

Regarding the impact upon the heritage properties adjacent to the proposed site I would dispute Brighter Planning Ltd (Brighter) statement that 'the views into and across the site are extremely limited at any season' as this seems to be focussed on the view from Cambridge Road and not from Pound Lane and from Pound Lane across to the Grade II listed properties adjacent to the site. The Old Post House, a Grade II listed building, as mentioned is adjacent to the proposed site and while the garden is on lower ground than the site, as mentioned in my previous letter, the property is on higher ground than the site. Meaning that The Old Post House looks across the site and The Old House Post House is also visible from Pound Lane. Furthermore, properties along the boundary line of the site will have line of sight into the back rooms of The Old Post House. Brighter have also stated that they disagree with the statement that the development would harm the setting of the heritage assets saying that 'the landscape character of the site will be preserved and will effectively mitigate any potential visual impact of the development'. I disagree with Brighter as the development properties would not be in keeping visually with the surrounding properties and as such this will impact the look and feel of the area and will impact on the visibility of The Old Post House from Pound Lane. Furthermore, the landscape character will not be maintained as at the moment it is an undulating meadow visited by various birds of prey but the proposal changes it to a small estate.

From the additional information provided, Brighter are correct that Cambridge Road is busy, but I disagree with their statement that the area is not isolated. The presence of a busy through road does not change the fact that Ugley is an isolated cluster of properties. In that vein, I would dispute the description of the Cambridge Road through Ugley being lined with residential properties rather there are small clusters of less than ten houses at intervals broken by farm land and other green areas.

The additional information provided again focusses on the supposed good public transport connections but does not take into account that neither Ugley nor Ugley Green have essential services being doctors, dentists or schools and Elsenham the nearest village with services does not have capacity in their existing provision. While it is noted that there is a proposal for an additional bus service and bus stop, there are still no provisions for pedestrian access from the development along Pound Lane which has no pavement and there is no pedestrian crossing on the busy 50mph Cambridge Road to allow pedestrian's to safely cross the road to get to the current bus stop.

The concerns raised in my first letter dated 28<sup>th</sup> September still remain and I object to the development.

Yours faithfully,

Francesca Harrison