

UTTLESFORD DISTRICT COUNCIL

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

23rd December 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 with thanks for your letter dated 16th December 2024 inviting comment on the revised NPPF published on 12th December 2024.

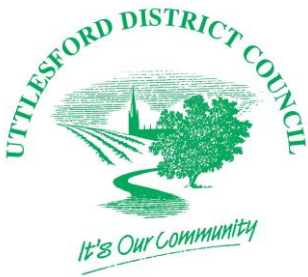
In addition to our previous letter which highlighted the Council's objections, the following sets out the relevance to this case:

Paragraph 208 advises Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal. In this case the application 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.

Paragraph 213 considers the harm or loss to non-designated heritage assets, this is still consistent with the previous version of the NPPF.

The proposal will cause less than substantial harm to the significance of the listed building due to the inappropriate development within their setting. Paragraph 215 of the updated NPPF is relevant and the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Taking into consideration the updated NPPF policies, the LPA in this case consider the public benefits of the scheme do not outweigh the harm to the heritage assets, this is consistent with our previous raised concerns regarding heritage.



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2) Character and Appearance

It is noted paragraph 187 the updated NPPF recognises the intrinsic character and beauty of the countryside, this is consistent with the previous version of the NPPF and the LPA's consideration that 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.

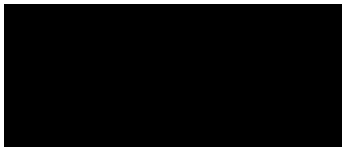
3) Location of the Development

Paragraph 115 of the updated NPPF considers sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location. 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.

Summary

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

Yours Sincerely



Dean Hermitage, MA Mgeog, MRTPI
Director of Planning