



**Subject:** RE: Land East of Pines Hill, Stansted - LPA reference UTT/21/2730/OP AND Land South Of (East Of Griffin Place) Radwinter Road, UTT/21/2509/OP

Dear Henrietta,

UTT/21/2730/OP

The development would result in the loss of trees on the site frontage with Pines Hill to accommodate the proposed vehicular access and sightlines. This would erode the treed character of the approach into the village along this section of Pines Hill. The development would necessitate the removal of much of the conifer plantation within the site, although these trees are not considered to be of significant amenity value.

The site is within the Metropolitan Green Belt. The 'openness' of the site can be appreciated in particular from Stoney Common Road. Unless there is a demonstrable overriding local need for the proposed development it would be contrary to planning policy.