

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/C1570/W/22/3296426

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Rosconn Strategic Land
Company/Group Name	Rosconn Strategic Land & T E Baker and S R Hall, the Executors of Mr E C Baker & Mrs J Baker
Address	Rosconn House 1 Grove Road STRATFORD-UPON-AVON CV37 6PE
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Mr Peter Frampton
Company/Group Name	Framptons Planning
Address	Frampton Town Planning Ltd Oriel House, 42 North Bar Street BANBURY Oxfordshire OX16 0TH
Phone number	01295 672310
Email	peter.frampton@framptons-planning.com
Your reference	PF/10680
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Uttlesford District Council
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LPA reference number	UTT/21/2509/OP
Date of the application	03/08/2021
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	18/03/2022

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☒

Does the appeal relate to an existing property? Yes ☐ No ☒

Address

Land South of (East of Griffin Place) Radwinter Road
Sewards End, Great Dunmow
Saffron Walden
Essex
Grid Ref Easting: 555369
Grid Ref Northing: 238261

Is the appeal site within a Green Belt? Yes ☐ No ☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes ☐ No ☒

Please enter details of the proposed development. This should normally be taken from the planning application form.

Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access.

Area (in hectares) of the whole appeal site [e.g. 1234.56] 18.3 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☒
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐
4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐
6. Granted approval of the matters reserved under an outline planning permission subject to ☐

conditions to which you object.

7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☐

3. Inquiry ☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

6

(b) How long do they need to give their evidence?

Maximum of 90 minutes per witness for presentations (not including cross-examination)

(c) How long do you estimate the inquiry will last?

6 day(s)

(d) Is there any further information relevant to the inquiry which you need to tell us about?

Refer to accompanying correspondence

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes

☐ No

☒

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☒ No

☐

☒ see 'Appeal Documents' section

(b) Have you made a costs application with this appeal?

Yes

☐ No

☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

☐

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☒

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☒

07. A copy of the design and access statement sent to the LPA (if required).

☒

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

☒

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

☐

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

☐

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☒

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	060422 10680 Covering Letter to PINS vf.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	060422 10680 Appellant Statement of Case vf inc Appendices.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	10680 Note regarding Planning Obligation.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	UTT-21-2509-OP Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	UTT-21-2509-OP Officer Report.pdf
File name:	UTT-21-2509-OP Decision Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Dwg No. DE436_002A Site Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Dwg No. DE436_022 Access & Movement Plan.pdf
File name:	UTT-21-2509-OP Application Form.pdf
File name:	Dwg No. DE436_002A Site Location Plan.pdf
File name:	030821 Covering Letter to LPA.pdf
File name:	Dwg No. SWTRP-Jun21 Tree Retention & Protection Plan.pdf
File name:	Dwg No. DE436_021 Building Heights Plan.pdf
File name:	Dwg No. DE436_020 Land Use Plan.pdf
File name:	Dwg No. DE436_023 Green Infrastructure Plan.pdf
File name:	Dwg No. 20-103-02 Topographical Survey 2.pdf
File name:	Agricultural Land Quality Report.pdf
File name:	RA00693 Noise Assessment Rev 0 July 2021.pdf

File name:	Planning Statement & Statement of Community Engagement July 2021.pdf
File name:	Dwg No. 20-103-01 Topographical Survey 1.pdf
File name:	Air Quality Assessment.pdf
File name:	Tree Impacts and Tree Protection Method Statement.pdf
File name:	Minerals Resource Assessment Full-compressed.pdf
File name:	Archaeology & Heritage Statement.pdf
File name:	FRA and Drainage Strategy - CTP.pdf
File name:	Dwg No. DE436_005 Illustrative Masterplan.pdf
File name:	Biodiversity Checklist-compressed.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 9.pdf
File name:	Contamination Phase 1 Report.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 5.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 1.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 8.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 6.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 3.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 2.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 4.pdf
File name:	Contamination Phase 1 Report - Appendices - Part 7.pdf
File name:	DE436 DAS - Part 5.pdf
File name:	DE436 DAS - Part 1.pdf
File name:	DE436 DAS - Part 3.pdf
File name:	DE436 DAS - Part 4.pdf
File name:	DE436 DAS - Part 2.pdf
File name:	Environmental Statement - Volume 3 Non-Technical Summary.pdf
File name:	Environmental Statement - Volume 1 Main Text.pdf
File name:	ES Volume 2 - Appendix 11.4 Construction Noise Assessment.pdf
File name:	ES Volume 2 - Appendix 11.3 Environmental Noise Survey.pdf
File name:	ES Volume 2 - Appendix 8.3 Habitats Suitability Calculation.pdf
File name:	ES Volume 2 - Appendix 12.1 Health Impact Assessment.pdf
File name:	ES Volume 2 - Appendix 11.1 Introduction to Noise and Vibration.pdf
File name:	ES Volume 2 - Appendix 11.2 Assessment Policy Standards and Guidelines.pdf
File name:	ES Volume 2 - Appendix 11.5 Operation Noise Assessment.pdf
File name:	ES Volume 2 - Appendix 7.4 Results of Air Quality Dispersion Modelling.pdf
File name:	ES Volume 2 - Appendix 7.2 Locations of Receptors Used in Modelling.pdf
File name:	ES Volume 2 - Appendix 10.2 Landscape Schedules.pdf
File name:	ES Volume 2 - Appendix 7.3 Location of Saffron Walden AQMA and Monitoring Sites.pdf
File name:	ES Volume 2 - Appendix 8.1b Preliminary Ecological Appraisal (PEA).pdf
File name:	ES Volume 2 - Appendix 4.1 Parameter Plans.pdf
File name:	ES Volume 2 - Appendix 6.1 Agricultural Land Quality Report.pdf
File name:	ES Volume 2 - Appendix 8.2 Target Notes and Site Photographs.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part8.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part3.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part5.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part9.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part13.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part1.pdf
File name:	ES Volume 2 - Appendix 9.1 Flood Risk Assessment.pdf
File name:	ES Volume 2 - Appendix 13.1 Transport Assessment Part 1.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part12.pdf
File name:	ES Volume 2 - Appendix 2.1 Formal Scoping Request.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part3.pdf
File name:	ES Volume 2 - Appendix 8.1a Ecology Scoping Request.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part6.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part1.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part4.pdf

File name:	ES Volume 2 - Appendix 7.1 Air Quality Technical Report.pdf
File name:	CTP-20-1142-US-02 Utilities Appraisal - Appendix D.pdf
File name:	CTP-20-1142 Transport Assessment Final V2 comp_Part3.pdf
File name:	CTP-20-1142-US-02 Utilities Appraisal inc Appendices A & B.pdf
File name:	CTP-20-1142-US-02 Utilities Appraisal - Appendix C - Part 1.pdf
File name:	CTP-20-1142-US-02 Utilities Appraisal - Appendix C - Part 4.pdf
File name:	CTP-20-1142 Travel Plan Final V1.1 comp.pdf
File name:	CTP-20-1142 Transport Assessment Final V2 comp_Part2.pdf
File name:	CTP-20-1142-US-02 Utilities Appraisal - Appendix C - Part 3.pdf
File name:	CTP-20-1142 Transport Assessment Final V2 comp_Part1.pdf
File name:	CTP-20-1142-US-02 Utilities Appraisal - Appendix C - Part 2.pdf
File name:	ES Volume 2 - Appendix 8.4 CONFIDENTIAL Badger Survey.pdf
File name:	Tree Impacts and Tree Protection Method Statement - Appendix VII dwgs.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	10680 List Of Documents Submitted To LPA with Original Application UTT-21-2509-OP.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	1 100821 - ES Volume 2 - Appendix 8.5 Draft Biodiversity Metric (pdf).pdf
File name:	2A 051021 - Letter to LPA - Responses to consultations.pdf
File name:	2E 051021 - Feb 2021 Correspondence with EHO.pdf
File name:	2D 051021 - Site Waste Management Plan.pdf
File name:	2F 051021 - Dwg No. BSE2053-1 Identified Heritage & Archaeology.pdf
File name:	2C 051021 - Operations & Maintenance Manual - Drainage.pdf
File name:	3B 261121 - Housing Mix.pdf
File name:	3A 261121 - Noise Assessment Rev 1 Nov 2021.pdf
File name:	2B 051021 - Sep 2021 CTP Drainage Statement.pdf
File name:	4B 221121 - Dec 2021 Transport Assessment Updates.pdf
File name:	4C 221121 - Dec 2021 Response to ECC Highways Comments.pdf
File name:	4A 221121 - Air Quality Technical Note.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 8.8A Date Weather Conditions & Timing of Bat Static Recorded Survey.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 11.2A Assessment Policy Standards & Guidelines.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 13.2A Transport Note - TA Updates.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 7.5A Air Quality Tech Note.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 1.2A Conservation Advice.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 8.6A Breeding Bird Survey.pdf
File name:	5B 120122 - Addendum ES Vol 3 Non-Technical Summary.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 7.6A EHO Response.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 8.7A Hazel Dormice Report.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 1.1A Council Scoping Opinion_compressed.pdf
File name:	5C 120122 - Addendum ES Vol 2 Appendix 14.1A Energy Efficiency Feasibility Assessment_compressed.pdf
File name:	5A 120122 - Addendum ES Vol 1 Main Text_compressed_Part5.pdf
File name:	5A 120122 - Addendum ES Vol 1 Main Text_compressed_Part1.pdf
File name:	5A 120122 - Addendum ES Vol 1 Main Text_compressed_Part4.pdf
File name:	6 310122 - CTP Note Jan 2022 Outstanding Highways Matters.pdf
File name:	5A 120122 - Addendum ES Vol 1 Main Text_compressed_Part2.pdf
File name:	5A 120122 - Addendum ES Vol 1 Main Text_compressed_Part3.pdf

Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	10680 List Of Documents Submitted To LPA as Amended Submission to UTT-21-2509-OP.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	DE436 DAS - Part 3.pdf
File name:	DE436 DAS - Part 4.pdf
File name:	DE436 DAS - Part 2.pdf
File name:	DE436 DAS - Part 1.pdf
File name:	DE436 DAS - Part 5.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	060422 10680 DRAFT Statement of Common Ground vf for submission.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	13. A copy of any Environmental Statement plus certificate and notices relating to publicity (if one was sent with the application, or required by the LPA).
File name:	Environmental Statement - Volume 3 Non-Technical Summary.pdf
File name:	Environmental Statement - Volume 1 Main Text.pdf
File name:	ES Volume 2 - Appendix 11.4 Construction Noise Assessment.pdf
File name:	ES Volume 2 - Appendix 10.2 Landscape Schedules.pdf
File name:	ES Volume 2 - Appendix 11.3 Environmental Noise Survey.pdf
File name:	ES Volume 2 - Appendix 11.5 Operation Noise Assessment.pdf
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File name:	ES Volume 2 - Appendix 8.4 CONFIDENTIAL Badger Survey.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part5.pdf
File name:	ES Volume 2 - Appendix 9.1 Flood Risk Assessment.pdf
File name:	1 100821 - ES Volume 2 - Appendix 8.5 Draft Biodiversity Metric (pdf).pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part5.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part13.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part1.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part3.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part6.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part9.pdf
File name:	ES Volume 2 - Appendix 10.1 Supporting Landscape Figures_Part8.pdf
File name:	ES Volume 2 - Appendix 10.3 Visual Amenity Schedules_Part12.pdf
Completed by	MR PETER FRAMPTON

Date

06/04/2022 15:22:38