

PLANNING POLICY WORKING GROUP

29TH JUNE 2017

COMMENT BY CHRIS AUDRITT – RESIDENT OF LITTLE EASTON AND FORMER LITTLE EASTON COUNCILLOR

SO THE WORST KEPT SECRET IN UTTLESFORD IS FINALLY OUT

EASTON PARK IS TO BE INCLUDED IN THE NEW UTTLESFORD LOCAL PLAN.

I SAY WORST KEPT SECRET BECAUSE IT WAS OBVIOUS FROM DAY ONE THAT EASTON PARK WAS ALWAYS GOING TO BE INCLUDED.

AS THE SAYING GOES

MY MIND IS MADE UP DON'T CONFUSE ME WITH THE FACTS

FACT - THE ORIGINAL LAND SECURITIES PLAN HAD THE FIRST PHASE OF DEVELOPMENT DIRECTLY ON TOP OF THE SRC QUARRY WHICH IS ACTIVE UNTIL 2032.

WHEN THIS WAS POINTED OUT TO LAND SECURITIES THEY JUST MOVED IT TO THE OTHER SIDE OF THE SITE DIRECTLY ALONGSIDE THE LISTED GARDENS OF EASTON LODGE AND THE VILLAGE OF LITTLE EASTON

FACT - A PREVIOUS APPLICATION BY LAND SECURITIES FOR 700 HOUSES, ALMOST ON THE SAME SITE, WAS REJECTED AS UNSUSTAINABLE BY UDC AND THEN ALSO ON APPEAL FOLLOWING A PUBLIC INQUIRY.

YET EASTON PARK FOR 1800 HOUSES IN THIS PLAN PERIOD IS DEEMED ACCEPTABLE.

FACT - LITTLE EASTON CONSERVATION AREA, DIRECTLY ALONGSIDE THE PLANNED DEVELOPMENT, WASN'T EVEN MENTIONED BY THE DEVELOPER OR UDC AND CONVENIENTLY MISSED FROM ALL THE PLAN DOCUMENTS, DESPITE BEING TOLD ON NUMEROUS OCCASIONS, BY ME AND OTHERS, THAT IT WAS MISSING

IT WAS FINALLY INCLUDED AT THE PPWG MEETING JUST A WEEK AGO **AFTER** THE HERITAGE ASSESMENT HAD BEEN DONE AND THE PROPOSAL HAD BEEN DRAFTED.

FACT - UDCs TRANSPORT ASSESSEMENT DISMISSED TAKELEY AND CHELMER MEAD AS UNSUITABLE AS THEY WOULD REQUIRE A NEW ACCESS ON TO THE A120

FACT - THE INFRASTRUCTURE DELIVERY PLAN COMMISSIONED BY UDC FROM TROY PLANNING DATED MAY 2017 CLEARLY SAYS WHEN REFERRING TO EASTON PARK

“A MINIMUM TWO ACCESS POINTS WILL BE REQUIRED”

AND

“UNLESS AN ADDITIONAL ACCESS POINT ONTO THE STRATEGIC HIGHWAY NETWORK CAN BE IDENTIFIED AND DELIVERED, ACCESS TO EASTON PARK IS A RISK TO SCHEME DELIVERY”

PARK ROAD IN LITTLE EASTON HAS ALREADY BEEN EXCLUDED AS A VEHICLE ACCESS WHEN QUESTIONED THE OFFICER FROM ESSEX HIGHWAYS AND MR FOX FROM UDC BOTH STATED THERE WILL BE JUST ONE VEHICLE ACCESS AND THEY WILL QUOTE “MONITOR THE

THE 1800 HOUSES PROPOSED IN THE NEXT PLAN PERIOD WILL BE A NON SUSTAINABLE ISOLATED SETTLEMENT

THE EASTON PARK PROPOSAL WILL BE FATALLY FLAWED WHEN IT COMES BEFORE THE INSPECTOR

IN ADDITION TO THE 10000 AT EASTON PARK THERE ARE A FURTHER 3000 HOUSES IN THE NEW LOCAL PLAN OR ALREADY WITH PLANNING PERMISSION BUT STILL TO BE BUILT IN GREAT DUNMOW

DUNMOW WILL MORE THAN TRIPLE IN SIZE AND CREATE AN URBAN SPRAWL FROM DUNMOW TO LITTLE CANFIELD, TAKELEY AND ON TO BISHOPS STORTFORD AND CHANGE THE CHARACTER AND APPEARANCE OF THE AREA FOR EVER

THAT WILL BE YOUR LEGACY AS COUNCILLORS IF EASTON PARK IS INCLUDED IN THE NEW UDC LOCAL PLAN AND THEN PASSED BY THE INSPECTOR.

CHRIS AUDRITT

29TH June 2017