



Appeal Decision

Hearing Held on 10 & 11 December 2019

Site visit made on 11 December 2019

by Richard Aston BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: Thursday, 30 January 2020

Appeal Ref: APP/C1570/W/19/3226765

Land north of Cornells Lane, Widdington, Saffron Walden CB11 3SG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Stonebond Properties Ltd against the decision of Uttlesford District Council.
 - The application Ref UTT/18/0885/FUL, dated 20 March 2018, was refused by notice dated 16 October 2018.
 - The development proposed is described as *'construction of 20 new dwellings, including 8 affordable homes, formation of new vehicular and pedestrian access, associated open space, parking and landscaping'*.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. A number of additional documents were received both prior to and during the hearing as set out at the end of this decision. The parties agreed that such evidence was integral to the main issues and the documents were discussed with third parties who were also given an opportunity to comment. I therefore find there would be no prejudice to any party from my consideration of these documents in determining the appeal and I have therefore taken them into account.
3. I have been referred to policies of the emerging Uttlesford Local Plan ('the ELP'). The ELP examination has not yet been concluded and I am aware that the appellant has outstanding objections insofar as the spatial strategy and Widdington are concerned. Having regard to paragraph 48 of the National Planning Policy Framework ('the Framework') and on the evidence before me, the ELP carries limited weight in this appeal.
4. Two Unilateral Undertakings ('UU') were submitted following the close of the hearing¹ seeking to address the Council's third reason for refusal. The first UU secures 50% affordable housing, an increase in 2 units from the original application submission, open space provision and suds management. It also secures a residential travel pack, providing a 6 month bus travel pass for each dwelling. The second UU secures a Bus Flag Maintenance contribution for a 15 year period.

¹ Dated 23 December 2019.

5. The Council have justified the obligations and the measures in the UU's are necessary, related directly to the development and fairly related in scale and kind. As such they would accord with the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the tests for planning obligations set out in the Framework. I return to these below.

Main Issues

6. The appeal site lies outside the settlement boundary of Widdington and is defined as countryside by Policy S7 of the Uttlesford Local Plan 2005 ('the LP'). The appellant accepts that the proposal is contrary to the policies relating to the supply and location of housing but contends that there are other considerations that warrant a decision other than in accordance with the plan. I return to this below but consequently, the main issues in this appeal are:
- The effect of the proposal on the character and appearance of the area.
 - The effect of the proposal on designated and non-designated heritage assets.
 - Whether the proposed development would provide a suitable site for housing, having regard to the extent to which the site is accessible by a range of modes of transport and reliance on vehicle based journeys.

Reasons

Character and appearance

7. I have been provided with a Landscape and Visual Appraisal² by the appellant. At a county level the site is set within the Debden Farmland Plateau character area, which, amongst other things has key characteristics of a gently rolling plateau, tall trees and hedgerows lining roads and lanes, expansive views on open roads at higher elevations and settlements visible in most directions. The site is a roughly rectangular shaped field with an open and rural character and appearance, bordered by mature hedgerows interspersed with mature trees. It runs alongside Cornells Lane, which is in a deep cutting so that the site sits much higher than the lane. A public footpath runs on both sides of the eastern boundary of the site and there is a wider network of Public Rights of Way ('PRoW's) that criss cross agricultural to the east.
8. There is some subjectivity in such assessments and my own observations were that the appeal site is an intrinsic part of the rural setting of the village, providing a transition from the rear gardens and amenity land adjacent to the western boundary and the agricultural fields and open countryside to the east. It appears wholly connected with, and as an integral part of, the strong rural setting of Widdington and makes an important contribution to the appreciation of the intrinsic character and beauty of this part of the North Essex countryside. I do not share the view in the LVA that it reads as part of the village.
9. The introduction of 20 units onto this undeveloped site with associated garaging and cul-de-sac layout would result in the suburbanisation of the site

²Nigel Cowlin Landscape Planning and Design March 2018.

with a very different pattern and layout of development, somewhat detached from the village and its townscape. I am mindful that such suburbanisation would be the case in relation to the loss of any greenfield site for housing but in this case, even allowing for existing and some additional planting, such development would harmfully alter the character and appearance of the site, appreciably diminishing its valuable contribution to the open and undeveloped rural landscape setting of Widdington.

10. Visual receptors include the surrounding PRow network and nearby residential properties. There is some existing visual containment but the site slopes down to the west and the village sits in a hollow allowing for views of trees, sky and the church, interspersed with rooftops to dominate. As you move closer the village scape becomes more apparent and visible through soft landscaping, including the rooftops of recently constructed dwellings adjacent to the church. The proposal would be a comparatively large estate of 2 storey housing and although there is some screening, from the east such development would be starkly visible and of an overall scale and disposition that would harmfully encroach above and across the skyline. It would not be discreet as the LVA suggests and would jar with their lower, more modest scale and the linear character and pattern of the village.
11. Such visual effects would be particularly evident on the approach up and down Cornells Lane, from its entrance and through the site's comparatively wide access and from a number of viewpoints from the surrounding PRow network closer to the site. It would be overly prominent and have a harmful effect on the enjoyment of this part of the rural landscape that the numerous recreational users I observed in the locality, as sensitive visual receptors, currently enjoy. Such incongruity would also be apparent from the upper storeys and curtilages of surrounding residential properties and in gaps between buildings on the eastern side of High Street.
12. I have considered whether additional landscaping could mitigate this but it would take a substantial amount of time to mature and be dependent on a number of factors to be successful. I also note a large number of trees, albeit of a low categorisation, are to be removed. Overall, such additional landscaping that could be reasonably secured by condition would not adequately mitigate the visual effects.
13. I have also had regard to the fact that the village has grown throughout time, that there is some development in depth from the High Street including modern groups of single and 2 storey dwellings in Hamels Way, sited on land extending back from the High Street and may once have been open countryside. That however could be said of the majority of rural settlements and each case must be determined on its own merits and based on site specific and bespoke considerations of that site in its context. Having done so, the proposal would result in a harmful encroachment into the countryside and the rural character and appearance of the site. The eastern approach and views of this rural settlement would be irrevocably changed and harmed. The LVA identification of only a modest level of landscape effect with a low level of visual effect somewhat underestimates the effects and whilst the harm may well be fairly localised, nevertheless, it would be significant.

14. For these reasons, the proposal would cause harm to the character and appearance of the area. It would conflict with Policy S7 insofar as it would not be appropriate to this rural area and would fail to protect or enhance the particular character of the countryside within which it is set. The appellant contends that weight to the policy should be limited and my attention has been drawn to decisions of the Secretary of State, other Inspectors and the Council who have all considered matters of weight to be afforded to this policy. I have had regard to the conclusions of those decisions noting a range of weightings from 'limited' to 'significant'.
15. However, whilst there may be general similarities it is improbable the same evidence and submissions are before me and some of them were determined by public inquiry. My view is that the Framework no longer seeks to protect the countryside for its own sake, taking a more positive approach in seeking to significantly boost the supply of housing. It is also accepted in this district that settlement boundaries will need to be breached to provide sufficient housing land and that there is a current shortfall in housing land supply.
16. It is important to look at the underlying aims of policies in deciding the weight to be given to the conflict with them and in this case, there is consistency with the general objective of conserving and enhancing the natural environment and recognition and acknowledgement of the intrinsic character and beauty of 'ordinary' countryside. Recognition of the attributes of the countryside implies a level of protection, albeit lower than that provided to valued landscapes and this is an important part of the environmental dimension of sustainable development. Policy S7 essentially provides a starting point in distinguishing between settlement and countryside until adoption of the ELP and recognises some development, including affordable housing, will need to take place.
17. The Council recognise that Greenfield sites will need to be developed for housing and settlement boundaries altered but ultimately, whether the breach is acceptable and the weight to be given will also depend on the level of harm on a case by case basis. Although not fully up-to-date and even having regard to an associated reduction in weight as a consequence, weight is a matter for the decision maker and my view is that the harm that I have identified and the conflict still weighs significantly against the proposal. Caselaw has also established that development proposals affecting parts of the countryside that are not subject to a statutory landscape designation, nevertheless come within the scope of the provisions of what is now paragraph 170 (b) of the Framework. The development would fail to recognise the intrinsic character and beauty of the countryside at this point and in this location, failing to fulfil the environmental dimension of sustainable development.

Heritage assets

18. This issue relates to the setting of a number of designated heritage assets and the effect on Cornells Lane, a protected lane in the LP and a non-designated asset. Following necessary clarification at the hearing the Council confirmed that the designated heritage assets that I should have regard to are the 5 listed buildings below and the Widdington Conservation Area ('WCA'). On an initial point, the appellant contends that as the setting is not referred to in the listing description, this means the setting will not be impacted upon³. I disagree

³ 4.16 of Final Heritage Statement.

because the setting of a heritage asset is the surroundings in which it is experienced, its setting is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution, may affect the ability to appreciate that significance or may be neutral. Lack of reference in a listed building description is not therefore determinative.

The Fleur-De-Lys Public House

19. I observed that the appeal site provides a sense of openness and spaciousness to the rear and this is appreciable between the gap on High Street that separates the building from the village hall and from its curtilage. The appeal site is an important part of the rural setting of this heritage asset and the proposal would bring significant development, of a suburban scale and layout, much closer to it.
20. Although there are some mature trees along the northern boundary of the appeal site, some pollarding and removal of some lower Category C and U trees is proposed. Combined with the height and siting of plots 6 to 13, the sloping topography of the site and a likely rise in ground levels, such development would visually compete with the heritage asset appearing overly dominant in its immediate rural setting. It would distract from the ability to appreciate the listed building from the High Street and the appeal site, causing some less than substantial harm to its significance.

William The Conqueror

21. This 2 storey former public house, fronts directly onto Cornells Lane and is located in close to the carriageway and opposite the location of the proposed passing place and pedestrian entrance to the site. The proposal would result in an increase in noise, vibrations and vehicle emissions from additional vehicular traffic. The passing place would increase dwell times for vehicles using the lane, directly outside and close to the building, including Heavy and Light Goods Vehicles and agricultural machinery. This would exacerbate these effects, potentially affecting its fabric and resulting in visual distraction from the asset and diluting the appreciation of it from the lane.
22. On entering the lane there is a notable absence of development within the appeal site and only a limited perception of residential development further up the lane. The eye would be unacceptably drawn to the upper stories and roofs of plots 1, 2 and 18 and 19 would be visible through the new footpath link, sitting at a higher level. Overall, there would be some harm to the setting by virtue of such development and activity associated with it, within its setting.

Church of St Mary the Virgin

23. The church is a Grade II* listed building with its tower visibly prominent in the immediate rural landscape and in some longer distance views. There is a historical connection between the agrarian landscape and the village as a whole. This is appreciated in views and the kinetic experience from the footpaths that lead towards the village in the vicinity of the appeal site. No objections to the proposal were received from Historic England but the loss of rural context would alter the historic interest of the listed building.

24. Views towards the church would largely remain, albeit they would be affected to a degree by the eye being drawn to the rooftops of significant residential dwellings, somewhat dissociated with the village core and on higher ground visually competing with the asset. However, this would be only from a small number of viewpoints and as one moved through the landscape on this side of the village, it would still remain a landmark within this rural landscape. Having regard to its significance there would be some less than substantial harm but it would be at the lower end of the scale.

White and Corner Cottages

25. These semi-detached residential properties lie on the corner of Cornells Lane and High Street. There is some visual and spatial separation formed by the large rear amenity areas of Roseley Barn and Meadow Cottage but the sloping topography, scale and siting of the dwellings would noticeably alter the skyline to the rear causing harm to their immediate open setting. Accordingly, there would be some less than substantial harm by virtue of development within their setting, albeit to the lower end of any scale.

Widdington Conservation Area

26. The significance of the Widdington Conservation Area ('the WCA') derives, in part, from its intimate, linear form closely following the boundaries of properties along High Street. There is a looser and more spacious pattern of development to the north of the village around the green and church, including some 20th century development within its setting. There are a number of open spaces including residential gardens, amenity land and open fields and countryside that connect the settlement with the surrounding countryside and gives the village and the WCA a strong agrestic setting. The appeal site allows for a clear appreciation of the historic form and appearance of the WCA in its rural setting. Although setting is not referred to in the WCA appraisal, that is not uncommon as such appraisals tend to focus on the WCA not its setting, which can alter over time.
27. There is some residential development set out in a linear form along Cornells Lane but this is on its southern side only. In any event, I observed that the lack of development on the appeal site allows for uninterrupted views of the upper stories and rooftops within the WCA on the approach from Cornells Lane and the PRoW network to the east. There are also uninterrupted views of sky between buildings on the High Street.
28. The proposal, in particular the siting of plots 13 to 20, combined with the scale and overall coverage of built form would visually compete with the village scape of properties in the WCA. Appearing as an almost continuous frontage with limited space in between, it would appreciably erode the sense of openness and harmfully diminish views of a significant part of the WCA from its rural surroundings. It would harmfully detract from the ability to appreciate the WCA and would cause some less than substantial harm to its significance.

Cornells Lane

29. A protected lane in the LP⁴, it runs for some distance and services residential properties along with rural businesses and farming enterprises. There are a

⁴ UTTLANE158, overall score of 20.

number of factors contribute to the significance of Cornells Lane, including its group and archaeological value, biodiversity and historical route for movement, connecting with other lanes that served the district's rural settlements. At its entrance however, the prevailing perception is of a steep banked lane with overhanging, coppiced mature trees on its northern side creating a green tunnel effect. Residential development is apparent but not overly so and there is an overwhelming sense of rural tranquillity and its character and appearance at this point has important aesthetic significance.

30. The proposal would result in a significant increase in traffic using the lane. There would also be significant engineering works to the banks, including re-grading, widening for passing places and removal of some trees. Combined with a notable increase in traffic, the tranquillity, character and appearance would be adversely affected. Such effects would be somewhat localised but overall, there would be a direct and notable change to the character and appearance of this protected lane. Having regard to all factors which contribute to its significance, this weighs moderately against the proposal. In terms of Policy ENV9 the harm that I have identified above must be weighed in the balance. I return to this below.

Conclusion on heritage assets

31. The appeal site is an important component of the setting of a number of listed buildings and the WCA and accessed from a non-designated asset. For the reasons given above it would harm the significance of these by virtue of such development within their setting. In Framework terms, the harm in each case would be less than substantial. The proposal would conflict with Policy ENV2 of the LP insofar as it would adversely affect the setting of listed buildings. There is some dispute as to the consistency with the Framework and the weight to be given to the heritage policies of the LP. Policy ENV2 does not require the same balancing exercise as the Framework but nonetheless it is essentially reflecting the statutory duty contained in legislation⁵ and reflected in the Framework. I return to this in the balancing exercise below.

Suitable site

32. Widdington has very limited services. There are a few rural employment opportunities along Cornells Lane and although some residents may work from home, these are not intended as 'live-work' style units. Many residents would need to commute to larger centres further afield, not just Newport for employment, retail and leisure purposes. Consequently, the proposal would give rise to a significant need to travel.
33. Some limited opportunities exist for walking locally and cycling. However, cycling is unlikely to be popular other than for experienced cyclists, given the nature of the unlit narrow rural roads, lanes and footways that criss-cross this rural landscape. Such a journey would also not appeal to all, especially during the winter months and in inclement weather. Public transport options consist of an hourly service between Bishop's Stortford and Saffron Walden, much larger towns. The timings of the service however would restrict its use for many residents who may require access early in the morning or later in the evening to access employment and public transport opportunities further afield.

⁵ Sections 66 and 72 The Planning (Listed Buildings and Conservation Areas) Act 1990.

34. More importantly I have some doubt as to the longer term provision of the service. The parties confirmed that the existing tender is to the middle of 2021 and beyond that the existing provider states that there are 'no guarantees'⁶. An increase in patronage could assist in securing its longer term provision and to that extent the inclusion of a travel card is an incentive, albeit limited to 6 months and only one per household, reducing its impact. There would also be an incentive through a likely increase in the number of school children in this rural area where I heard from the appellant that getting children to school is an important objective of the county council for its rural bus services. Even so it is most likely that the number of additional children using the service would be low. Ultimately, what happens after 2021 is unknown and whilst I accept that there may never be any guarantees, that I should have confidence it will continue beyond that period is simply not borne out in the evidence before me. Whilst an initial public consultation should be given little weight, it nevertheless indicates the potentially fragile and uncertain nature of the future of this service.
35. I have also taken into account that opportunities to maximise sustainable transport solutions will vary from urban to rural areas but in this case, there would be an illusion of travel choice in the short term. The reality would be a limited public transport options and unrealistic cycle and walking opportunities for the majority of future residents. This is not a location which is, or is likely to be, adequately served by public transport for the scale of development proposed and for its lifetime. The location would not limit the need for travel and the day to day reality would be that residents would have little choice other than to be heavily reliant on private car based journeys.
36. Car ownership rates are likely to be high and although some trips may be short a development of 20 dwellings is likely to generate a significant amount of transport movements per day and a large number of these movements are likely to be by private vehicles. Electric vehicle charging points could be secured by condition but whilst electric vehicle usage is increasing the wider infrastructure is not sufficient to make any determinative impact or demonstrate it would be taken up other than on a limited individual basis.
37. In reaching this view I have had regard to the various appeal and other decision put before me by the appellant including earlier applications where the Council referred to Widdington as being a 'sustainable settlement'. Whilst there may be general similarities all of these appear to be for fewer units (between 1 and 9). Moreover, the key consideration is the effects from the scale and numbers of future residents and there are materially different site specific and bespoke considerations in each appeal. Each case must be determined on its own merits and therefore they do not alter my view.
38. For these reasons, the proposal would not be located where it would contribute to a cumulative reduction in harmful greenhouse gas emissions by maximising sustainable transport solutions in a way commensurate with the rural location. Accordingly, it would not be a suitable site for housing in terms of the extent to which the site is accessible by a range of modes of transport and reliance on car based journeys. Accordingly, there would be conflict with Policy GEN1 of the LP insofar as it is not in a location that would encourage movement by

⁶ Email from Mr B Hiron of Stephenson's of Essex dated 24 September 2019.

means other than driving a car and there would be an environmental impact from traffic.

39. I agree with the appellant that this approach is broadly consistent with the Framework and the environmental harm would therefore conflict with the Framework's objectives, as set out above. This weighs moderately against the proposal and as correctly put to me by the appellant at the hearing this has to be balanced against the need for housing and other benefits, to which I now turn.

The benefits of the scheme

40. The ELP is at a relatively advanced stage but currently there is a significant shortfall in the current housing land supply position⁷. The appellant also requested at the hearing a shorter period of 18 months for implementation⁸. However, having regard to this being for 20 units, a modest amount, I do not share the appellant's view that this benefit would be of considerable importance, size or worth sufficient to be given substantial weight. It would be sufficiently important to be worthy of attention and therefore significant⁹. Ten of the units would be affordable units, 10% above the policy requirement and with a mix of 4 shared ownership and 6 social rented units. This would not be the Council's preferred scheme in this location but these units would still allow more households, including younger families and those in need, to get onto the housing ladder or rent a property. Considering the wider issues of general affordability and delivery of affordable housing within the district, balanced against the number and type of units to be provided and the location, such a benefit also weighs significantly in favour.
41. There would be economic benefits from construction jobs, albeit in the short term and there would also be an increase in spending in the local economy from future residents. Although nothing meaningful was put before me, there would be some additional support for the village's limited services and facilities which could enhance vitality. Given the scale of development such economic and social benefits weigh moderately in favour. There is an extensive, attractive and accessible PRow network in close proximity to the site which a relatively small open space on a private residential estate, not required by policy, would contribute little to. Its purpose is primarily to ensure a satisfactory setting and accessibility of development and I'm not convinced that existing residents would use it for recreational purposes. It adds very little in favour. A planting scheme could incorporate native species and subject to a number of factors, would represent a net benefit in terms of biodiversity to which I give a small amount of weight given the scale of the works and inherent uncertainty in its effectiveness.
42. The proposal would generate Council Tax and New Homes Bonus receipts. As the former is essentially a means for the Council to cover its costs arising from an increased local population, and/or to mitigate development impacts upon local infrastructure, it attracts little weight. There is no evidence of a connection between the New Homes Bonus payments and the development to

⁷ Agreed as a range of 2.35 to 2.68 years.

⁸ The appellant requested at the hearing that if allowed, permission to be conditioned to commence within 18 months.

⁹ Paragraph 10.100 of the appellant's statement also refers to it being 'an important' contribution.

enable it to be considered in accordance with the advice in the Planning Practice Guidance. It therefore also carries little weight. The contention of high quality design by the appellant is no more than should be expected in order to accord with the development plan and national policy. Accordingly, the lack of conflict with this and with other development management matters and policies is neutral in the planning balance.

43. Securing sustainable drainage and the bus flag contribution are essentially mitigation. Notwithstanding the comments of third parties and the parish council, I would hope that a suitably designed flag pole could be agreed, mindful that there are a number of design solutions for such street furniture in historic environments. As such, there would be a small improvement in bus service information for its users. There would also be a small benefit from the travel pass but such an incentive is essentially seeking to mitigate the effects so it weighs little in favour.

Other Matters

44. Although not in dispute between the principle parties a number of other matters were raised by interested persons and the parish council. In terms of highway safety there would be an increase in traffic and therefore a potential for additional conflict between users of the lane. I have taken account of the concerns regarding the width of the lane but speeds would be sufficiently slow so that there would be no materially harmful conflict between vehicles, including larger commercial vehicles and other highway users.
45. Although there would be some views from upper storeys between properties the layout of the proposal would not result in any harm to the living conditions of neighbouring occupiers, in terms of outlook. I am satisfied that drainage effects could be dealt with by condition and that there would be no loss of productive agricultural land so that it should be regarded as being in conflict with the LP. I also acknowledge that positive pre application advice was given but the Council refused the scheme and ultimately, the Council's administration and determination of the application have no bearing on the planning merits of the appeal before me.

Planning balance and conclusion

46. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Given the harm and conflicts that I have identified the proposal should be regarded as being in conflict with the development plan, when read as a whole. With the exception of GEN1, because policies are not fully up-to-date these do not attract full force but the harm and conflicts are such that they carry significant weight in this appeal.
47. It is necessary to consider therefore whether there are material considerations which indicate that permission should be granted. The Framework is one such consideration and because the Council cannot demonstrate a 5 year housing land supply, in accordance with footnote 7 of the Framework, paragraph 11 d) applies, often referred to as the 'tilted' balance. Be that as it may, because less than substantial harm has been identified to the significance of designated heritage assets an unweighted and separate balancing exercise is required first, in accordance with paragraph 196 of the Framework.

48. In each case the harm to the significance of the designated heritage assets would be less than substantial but must be given considerable importance and weight which must be weighed against the public benefits. Public benefits may include anything that delivers economic, social or environmental objectives. Having regard to the levels of harms in an area with such a shortfall in housing and lack of sufficient delivery of affordable housing, I agree with the parties that the nature and scale of the public benefits would, albeit marginally, outweigh the less than substantial harms.
49. The harm to the setting of designated and non-designated heritage assets however reinforces and overlaps with other harm to the character and appearance of the area. Along with any other harm identified, this now falls to be weighed against the benefits of the proposal in accordance with paragraph 11 d (ii) of the Framework.
50. The proposal would cause significant environmental harm in terms of its effects on the character and appearance of the area and moderate harm due to its location and accessibility. Although I have found particular policies that protect assets of particular importance do not provide a clear reason for refusing the development proposed, nevertheless, and in accordance with the statutory duty and paragraph 193 of the Framework, great weight should be given to their conservation. There would also be notable but moderate harm overall, to the significance of a non-designated heritage asset.
51. Whilst the loss of such greenfield sites may well be inevitable in this district and there are benefits which weigh significantly in favour of this development, my view is that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole. The proposal would not therefore be the sustainable development for which Paragraph 11 indicates a presumption in favour.
52. Material considerations, including the Framework do not indicate that a decision should be made other than in accordance with the development plan. Having considered all other matters raised, I therefore conclude that the appeal should be dismissed.

Richard Aston

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Dr Ashley Bowes	Cornerstone Barristers
Mr Michael Calder	Phase 2 Planning
Mr Thomas Copp	RPS
Mr Nick Jones Hill	Waterman Group
Mrs Samantha Stephenson	Phase 2 Planning
Mr Sean Marten	Appellant
Mr David Kwan	Appellant
Mr B Brooks	Ardent Consulting

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Alison Hutchinson	Hutchinsons Planning
Mr C Tyler	Uttlesford District Council
A Emanuel	Uttlesford District Council

FOR WIDDINGTON PARISH COUNCIL:

Mr Geoffrey Gardner	Gardner Planning Ltd
Ms Alison Farmer	Alison Farmer Associates Ltd
Mr Bruce Bamber	Railton TPC Ltd
Amanda Lindsell	Widdington Parish Council

INTERESTED PARTIES AND LOCAL RESIDENTS:

Mr C Loon	On behalf of Mr K Tee (landowner)
Cllr Neil Hargreaves	Ward member for Uttlesford DC
Cllr Anthony Gerard	Uttlesford District Council (Newport)

Sonia Whalley	Christine Rhodes	Clarissa Webb	Darrell Webb
Lewis Webb	John Orr	Tony Gomes	Jane Lindsell
Colin Wood	Caroline Lloyd	Maggs Webb	Martin Dale
Chris Peacock	Sue Peacock	Phil Mullinger	Diana Hill
Jill Brookman	Derek Underhill	Bill Bates	Ian Southcott
Malcolm Wilkinson	Irene Wilkinson	Sue Ingle	Catherine Southcott
David Scott	Nicola Grattidge	Margaret Hudson	Rowena Edwards
Albert Edwards	Colin Brown	David Baker	John Bath
Tricia Ackrow	Trevor Ackrow	Carolyn Baker	Michele Wheelhouse
Adrienne Coleman	Peta Torrence	Didi Helm	Anthony Helm
Linda Hill	Sally Collins	Phillip Collins	John Foy

DOCUMENTS AND PLANS SUBMITTED PRIOR TO AND AT THE HEARING:

1. Phase 2 Planning Ltd additional submissions attached to letters dated 2 and 5 December 2019.
2. Plans on which the Council made its decision.
3. NOMIS 2011 Census Travel to Work Data.
4. Written statement of Catherine Southcott.
5. Written statement of Albert Edwards.
6. Written statement of Nicola Gutteridge.
7. Written statement of Chris Peacock.
8. Draft Unilateral Undertaking.
9. UDC CiL compliance statement.
10. UDC decision notice for UTT/19/2310/OP and approved location plan and drawing 1927-100P1.
11. Real time bus stop indicative location and layout drawing.
12. CHP letter dated 9 December 2019.
13. Written statement of Sue Peacock.
14. Email from Stephenson's of Essex Ltd dated 24 September 2019.