

## **CONSULTATION DEADLINE 15/12/2025**

### **How to Object to the Outline Planning Application – Step-by-Step Guide**

**Application: UTT/25/2786/OP**

**Site: Land North of Taylor's Farm, Takeley Street**

There are 3 ways to object (each option listed below):

1. Via the Uttlesford website
2. Via email
3. Via Post

Each household member can submit their own objection.

#### **How to Object via the Uttlesford website**

1. Go to the Planning Portal

Visit: <https://publicaccess.uttlesford.gov.uk/online-applications/>

2. Register or Log In

You must be logged in to submit a valid objection.

3. Search for the Application

Click Search / Planning / Simple Search

Enter planning reference: **UTT/25/2786/OP**

4. Review Key Documents (Optional)

Most useful documents:

- Planning Statement
- Transport Assessment
- Landscape & Visual Impact Assessment
- Environmental Statements
- Design & Access Statement

5. Click “Make a Comment”

Click the button on the application page.

6. Choose “Object”

Enter your full name and home address – without these your objection will not be counted.

Select “Object” as your stance.

7. Write Your Objection

Valid planning grounds include:

- This site lies inside the Countryside Protection Zone (CPZ)
- Harm to Hatfield Forest SSSI
- No A120 access road; all traffic & HGV's forced through Takeley Street

- Traffic impact from an 84,500 sqm warehouse complex
- Harm to Listed Buildings, Smith's Green, conservation area and the wider landscape
- Warehouses visible from inside Hatfield Forest
- Misleading assumptions in Local Plan regarding A120 access & Flitch Way links
- Insufficient infrastructure / drainage / road capacity
- Impact on noise, air quality, light pollution and residential amenity

**Avoid:**

Comments about house prices

Personal attacks

Statements not related to planning law

**8. Submit Your Objection**

Click submit. You will receive an on-screen confirmation.

**9. Encourage Others**

Ask friends, family, neighbours to object.

**10. Check after 1 week**

After one week, check the planning portal to ensure your objection is logged.

**How to Object via Email**

1. Send to: [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)
2. Subject Field: Objection – Planning Application UTT/25/2786/OP
3. Write your objection in the body of the email. Your email should focus on material planning considerations (see **Section 7 above** for valid planning grounds), including a clear statement that you object. Example: I wish to OBJECT to this planning application due to.....
4. Finish with a sentence asking the Council to refuse the application, such as: Given the scale, location and impacts of this proposal, I respectfully ask the Council to REFUSE this application.
5. **Include your full name and address** (the objection will not be accepted without your full name and address).
6. After one week, check the planning portal to ensure your objection is logged.

**How to Object via post**

1. You can also send a physical letter using the same format as the email (above).
2. Send your letter to: Planning Department, Uttlesford District Council, London Road, Saffron Walden, Essex, CB11 4ER.
3. Post it 1<sup>st</sup> class and keep a copy.
4. After one week, check the planning portal to ensure your objection is logged.

**Shareable short steps (For email / Whatsapp Groups):**

1. Visit planning portal <https://publicaccess.uttlesford.gov.uk/online-applications>
2. Log in
3. Search UTT/25/2786/OP
4. Click "Make a Comment - Object"
5. Write objection (CPZ, SSSI, traffic, scale, no A120 access road)
6. Submit and Share

If you need any help with this process, email us at: [takeleystreet@gmail.com](mailto:takeleystreet@gmail.com)

Thank you,

Takeley Street Action Group.

[www.savetakeleystreet.com](http://www.savetakeleystreet.com)