

<b>Committee:</b>	Cabinet	<b>Date:</b> Thursday, 8 May 2025
<b>Title:</b>	Confirmation of Article 4 Direction, Land at Attridges Farm, HIGH RODING	
<b>Portfolio Holder:</b>	Councillor John Evans, Portfolio Holder for Planning	
<b>Report author:</b>	Nigel Brown, Head of Development Management & Enforcement <a href="mailto:nbrown@uttlesford.gov.uk">nbrown@uttlesford.gov.uk</a>	<b>Key decision:</b> No

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## Summary

1. Land at Attridges Farm, High Roding, since 2021 has been the subject of online advertising of individual plots for unconditional sale. The land has little if any planning potential.
2. Sales of individual strips and plots has resulted in the introduction of some fences and enclosures which are permitted development under Part 2 (Classes A & B) of the Town and Country Planning (General Permitted Development) Order 2015. This concentration is detrimentally affecting the character of this part of the countryside.
3. In March 2024 Cabinet made an Article 4 Direction restricting some permitted development activity. The Order has been consulted on in accordance with Statutory requirements and no representations have been made or received

## Recommendations

4. That an Article 4 Direction made on 24 March 2024 be Confirmed for Land at Attridges Farm, HIGH RODING to take effect from May 2026

## Financial Implications

5. The recommendation would require the advertising of the Article 4, which would cost in the region of £600 - 700. This can be met from existing budgets for Development Management
6. The removal of permitted development rights will require the landowners to make applications for planning permission and to pay the usual fees

## Background Papers

7. The following papers were referred to by the author in the preparation of this report:

- Cabinet Report March 2024

## Impact

8.

Communication/Consultation	Through formal advertising following decision and notification of Secretary of State and Essex County Council
Community Safety	Not affected.
Equalities	Not affected.
Finance	Advertising costs can be met from existing budgets. The document will be disseminated through the website.
Health and Safety	Not affected.
Human Rights/Legal Implications	The Order removes permitted development rights and Planning permission will now be required to develop the plots.
Sustainability	Not affected
Ward-specific impacts	Within High Easter and the Rodings Ward
Workforce/Workplace	Existing staff resources.

## Situation

9. This report asks Cabinet to **Confirm** the Article 4 Direction at Attridges Farm, Rands Road, High Roding, **Made** by the Cabinet in March 2024. This is a two-stage process involving the Making of an Order and then a second stage of Confirmation the Order having regard to any representations.
10. Following the decision in March 2024 the proposed Direction and Order was advertised in the local press via a press notice and was also publicised on Site Notices placed around the Site. Each of the Owners were also written to directly by registered post. In accordance with the legislation both the Secretary of State and Essex County Council were notified of the proposal. Each of these notifications explained the procedure for making representations before the Order was confirmed. No representations were made or received before the closing date.
11. Cabinet is therefore asked to confirm the Order made in March 2024 restricting the following permitted development elements.
  - Part 2 (Classes A & B) Gates, Fences, Walls and other enclosures and construction of new accesses.

- Part 4 (Class B) Temporary Uses 28 day uses (and more restricted 14 day uses)
- Part 5 (Class A) Use as a caravan Site
- Part 6 (Class B) Agricultural permitted development on land less 5 hectares
- Part 7 (Class A) Forestry permitted development.

12. As with all such directions, this Article 4 Direction will be reviewed after a few years to check that it is still required.

## 12. Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
None			

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.