

Madeleine Jones

Delegated Officer Report Recommendation – Refuse

Application number: UTT/21/1987/FUL

Proposal: Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood: 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths, Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes

Site Address: Land At Warish Hall Farm, Smiths Green , Takeley,

Parish: Takeley

Ward: Takeley

Applicant: Mr M Pearce

Agent: Not Applicable

Target Date: 14th December 2021

Expiry Date: 16th September 2021

Extension of Time Date: 21st December 2021

Plans:

Plan Ref	Version	Received
WH202_05_P_10		17th June 2021
WH202_10_P_40		17th June 2021
WH202_30_P_GV.11		17th June 2021
WH202_30_P_C.10		17th June 2021
WH202_30_P_RL.11		17th June 2021
WH202_30_P_RL.12		17th June 2021
WH202_30_P_WN.10		17th June 2021
WH202_30_P_WN.11		17th June 2021

WH202_30_P_WN.12	17th June 2021
WH202_55_P_10	17th June 2021
WH202_55_P_C.10	17th June 2021
WH202_55_P_C.11	17th June 2021
WH202_55_P_C.20	17th June 2021
WH202_55_P_GV.10	17th June 2021
WH202_55_P_GV.11	17th June 2021
WH202_55_P_GV.12	17th June 2021
WH202_55_P_GV.13	17th June 2021
WH202_55_P_GV.14	17th June 2021
WH202_55_P_GV.15	17th June 2021
WH202_55_P_GV.16	17th June 2021
WH202_55_P_GV.17	17th June 2021
WH202_55_P_RL.10	17th June 2021
WH202_55_P_RL.11	17th June 2021
WH202_55_P_RL.12	17th June 2021
WH202_55_P_RL.13	17th June 2021
WH202_55_P_RL.14	17th June 2021
WH202_55_P_WN.10	17th June 2021
WH202_55_P_WN.11	17th June 2021
WH202_55_P_WN.12	17th June 2021
WH202_55_P_RL.13	17th June 2021
WH202_55_P_WN.14	17th June 2021

WH202_55_P_WN.15	17th June 2021
WH202_55_P_WN.17	17th June 2021
WH202_55_P_WN.18	17th June 2021
WH202_55_P_WN.19	17th June 2021
WH202_55_P_WN.20	17th June 2021
WH202_55_P_WN.21	17th June 2021
WH202_55_P_WN.50	17th June 2021
WH202_30_P_WN.12	17th June 2021
WH202_05_P_20	17th June 2021
WH202_30_P_GV.10	17th June 2021
WH202_55_P_WN.16	17th June 2021
WH202_55_P_WN.51 B	4th November 2021
211026_WARISH	26th October 2021
WH202_10_P_10 B	12th November 2021
WH202_10_P_32 B	12th November 2021
WH202_10_P_20 B	12th November 2021
WH202_10_P_21 B	12th November 2021
WH202_10_P_30 B	12th November 2021
WH202_10_P_31 B	12th November 2021
WH202_10_P_33 B	12th November 2021
WH202_10_P_34 C	12th November 2021
WH202_10_P_35 C	12th November 2021
WH202_10_P_36 B	12th November 2021

WH202_10_P_37 A	12th November 2021
WH202_10_P_38 A	12th November 2021
WH202_10_P_50 B	12th November 2021
WH202_10_P_51 B	12th November 2021
WH202_10_P_52 B	12th November 2021
WH202_10_P_53 B	12th November 2021
WH202_55_P_WN.52 A	12th November 2021

Planning Policies:

Policy	Local Plan	Local Plan Phase
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
S8 - The Countryside Protection Zone	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV7 - The protection of the natural environment designated sites	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV9 - Historic Landscape	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV8 - Other landscape elements of importance for nature	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV10 - Noise sensitive development and disturbance from aircraft	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV13 - Exposure to poor air quality	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

ENV3 - Open spaces and trees	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H9 - Affordable Housing	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H10 - Housing Mix	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
E3 - Access to Workplaces	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV5 - Protection of agricultural land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV15 - Renewable Energy	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
NPPF4 - National Planning Policy Framework July 2021		

Planning Applications History (if any):

Reference No.	Status	Decision Date	Proposal
DUN/0229/49	AC	03/10/1949	Site for dwelling house
DUN/0449/65	R	17/01/1966	Site for industrial development
DUN/0236/70	REC		Erection of overhead electric reinforced power line
UTT/0668/75	AC	06/01/1975	New access road
UTT/0327/82	AC	12/05/1982	Proposed new vehicular access

Planning Appeals History (if any):

Reference No.	Status	Decision Date	Proposal
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Neighbour / Public Responses:

No. Neighbours Notified	No. Contributions Received
296	113

Note: Neighbour comments (if any) can be viewed online at www.uttlesford.gov.uk/planning

Consultee Responses:

Consultee Name	Date Comments	Nature of Consultation
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Received

Linesearch - Gigaclear	18th June 2021	
Parish Council	6th July 2021	Parish Letter
UDC Landscaping	30th September 2021	Consultation Letter
Mr Jack Bennett	16th July 2021	Consultation Letter
Highways England	29th July 2021	Consultation Letter
National Trust East Of England Regional Office	29th July 2021	
Urban Design	19th October 2021	
Conservation Officer	21st October 2021	
County Planner - Archaeology Section (ECC)	26th October 2021	
Education & Highways (ECC)	6th September 2021	Consultation Letter
Education & Highways (ECC)	17th August 2021	Consultation Letter
Sustainable Drainage	18th October 2021	Consultation Letter
ECC Ecology Advice	1st November 2021	Consultation Letter
UDC Landscaping	No Comments Received	Consultation Letter
Urban Design	No Comments Received	Reconsultations EXT/INT
UDC Internal Housing (Dwelling) - Housing Strategy	8th November 2021	Reconsultations EXT/INT
UDC Internal Housing (Dwelling) - Housing Strategy	No Comments Received	Reconsultations EXT/INT
Conservation Officer	26th October 2021	
Other Consultee	13th October 2021	
BAA Aerodrome Safeguarding	6th October 2021	
Sport England	8th October 2021	
County Planner - Archaeology Section (ECC)	1st November 2021	
UDC Internal Housing (Dwelling) - Housing Strategy	1st November 2021	
Cllr Lees	No Comments Received	Consultation Letter
Historic England	8th July 2021	Consultation Letter
County Planner - Archaeology Section (ECC)	2nd August 2021	
Linesearch - Gigaclear	No Comments Received	Consultation Letter
Parish Council	22nd October 2021	Parish Reconsultation
UDC Landscaping	No Comments Received	Reconsultations EXT/INT
Mr Jack Bennett	No Comments Received	Reconsultations EXT/INT
Highways England	22nd October 2021	Reconsultations EXT/INT
National Trust East Of England Regional Office	No Comments Received	Reconsultations EXT/INT
Education & Highways (ECC)	No Comments Received	Reconsultations EXT/INT
Sustainable Drainage	22nd October 2021	Reconsultations EXT/INT
ECC Ecology Advice	16th November 2021	Reconsultations EXT/INT
UDC Landscaping	No Comments Received	Reconsultations EXT/INT
BAA Aerodrome Safeguarding	22nd October 2021	Reconsultations EXT/INT
Cllr Lees	No Comments Received	Reconsultations EXT/INT
Historic England	No Comments Received	Reconsultations EXT/INT
County Planner - Archaeology Section (ECC)	27th October 2021	Reconsultations EXT/INT

National Air Traffic Services	12th October 2021	Reconsultations EXT/INT
Natural England	27th October 2021	Reconsultations EXT/INT
Essex Wildlife Trust	No Comments Received	Reconsultations EXT/INT
Open Spaces Society	No Comments Received	Reconsultations EXT/INT
Thames Water Utilities	28th October 2021	Reconsultations EXT/INT
Affinity Water Ltd	No Comments Received	Reconsultations EXT/INT
Environment Agency	No Comments Received	Reconsultations EXT/INT
Education & Highways (ECC)	6th September 2021	
Crime Prevention Tactical Adviser	12th October 2021	Reconsultations EXT/INT
Environmental Health	28th October 2021	Reconsultations EXT/INT
Sport England	No Comments Received	Reconsultations EXT/INT
Linda Howells Economic Development Officer	No Comments Received	Reconsultations EXT/INT
Essex County Council - Minerals And Waste Parish Council	22nd October 2021	Parish Reconsultation
UDC Internal Housing (Dwelling) - Housing Strategy	No Comments Received	Reconsultations EXT/INT
Other Consultee	20th October 2021	
Historic England	18th October 2021	
BAA Aerodrome Safeguarding	8th July 2021	Consultation Letter
National Air Traffic Services	1st July 2021	Consultation Letter
Highways England	6th July 2021	Consultation Letter
Education & Highways (ECC)	No Comments Received	Consultation Letter
ECC Ecology Advice	8th July 2021	Consultation Letter
Natural England	29th July 2021	Consultation Letter
Essex Wildlife Trust	No Comments Received	Consultation Letter
Open Spaces Society	No Comments Received	Consultation Letter
Thames Water Utilities	28th June 2021	Consultation Letter
Affinity Water Ltd	No Comments Received	Consultation Letter
Environment Agency	No Comments Received	Consultation Letter
Crime Prevention Tactical Adviser	22nd June 2021	Consultation Letter
Environmental Health	8th July 2021	Consultation Letter
Sport England	18th June 2021	Consultation Letter
West Essex Clinical Commissioning Group	11th October 2021	Consultation Letter
Linda Howells Economic Development Officer	No Comments Received	Consultation Letter
Sustainable Drainage	31st July 2021	Consultation Letter
Essex County Council - Minerals And Waste Conservation Officer	29th June 2021	Consultation Letter
Parish Council	4th August 2021	Consultation Letter
Ward Members	16th July 2021	Parish Letter
ECC Ecology Advice	No Comments Received	Ward Member Notification
Conservation Officer	25th November 2021	Reconsultations EXT/INT
County Planner - Archaeology Section (ECC)	5th November 2021	Reconsultations EXT/INT
County Planner - Archaeology	No Comments Received	Reconsultations EXT/INT
	8th November 2021	

Section (ECC)		
Education & Highways (ECC)	29th November 2021	Reconsultations EXT/INT
Other Consultee	11th November 2021	
UDC Internal Housing (Dwelling) - Housing Strategy	4th October 2021	Consultation Letter
Education & Highways (ECC)	29th November 2021	
Education & Highways (ECC)	8th July 2021	
Education & Highways (ECC)	9th December 2021	
Education & Highways (ECC)	10th December 2021	

Note: Consultee comments (if any) can be viewed online at www.uttlesford.gov.uk/planning

Officer Report

Conclusion

Reasons for Refusal

1 The proposed form of the development is considered incompatible with the countryside setting, and that of existing built development in the locality of the site. The proposal would result in significant overdevelopment of the site, particularly to the eastern side of the site at Smiths Green Lane/ Warish Hall Lane, and Jacks Lane. The proposal would compromise the setting of the countryside, where rural development should only take place where it needs to be in that location. Further, the proposal would adversely impact upon the Countryside Protection Zone, which places strict control on new development. To conclude, the proposal would be contrary to the implementation of Policies S7 and S8 of the adopted Uttlesford Local plan 2005, and relevant sections contained in the National Planning Policy Framework 2021.

2 The proposal would have an adverse impact upon the setting of several designated and non-designated heritage assets, by way of its impacts upon the wider agrarian character adjacent to Takeley. In particular, to the north of the site is the scheduled monument of Warish Hall moated site and the remains of Takeley Priory (list entry number: 1007834). Sited within the Scheduled Monument is the Grade I listed Warish Hall and Moat Bridge (list entry number: 1169063). The application site is considered to positively contribute to the setting, experience, and appreciation of this highly sensitive heritage asset. Further, Smith's Green Lane is identified as 'Warrish Hall Road' and 'Warrish Hall Road 1.' in the Uttlesford Protected Lanes Assessment and due consideration must be given to the protection of this non-designated heritage asset (Ref: UTTLANE156 and UTTLANE166). The proposals would result in less than substantial harm to a number of designated and non-designated heritage

assets, including the significance of the Protected Lane(s), situated in close proximity to the site, which would not be outweighed by any public benefits accruing from the proposed development. The proposals are therefore contrary to the implementation of Policy ENV2, ENV4 and ENV9 of the adopted Uttlesford Local Plan 2005, and paragraphs 202 and 203 of the National Planning Policy Framework 2021.

3 The proposed development does not provide sufficient mitigation in terms of its impacts upon the adjacent Ancient Woodland at Priors Wood. In particular, the location and layout of the principal roadway serving the residential and commercial development does not provide a sufficient buffer afforded to Prior's Wood, to address the potential detrimental impacts associated with the siting of a large-scale housing development adjacent to its boundary. The proposal is therefore considered contrary to the implementation of Policy ENV8 of the adopted Uttlesford Local Plan 2005, and relevant sections of the National Planning Policy Framework 2021.

4 The proposed development fails to deliver appropriate infrastructure to mitigate any impacts and support the delivery of the proposed development. The proposal is therefore considered contrary to the implementation of Policies GEN6 - Infrastructure Provision to Support Development, ENV7 - The Protection of the Natural Environment - Designated Sites, and Policy H9 - Affordable Housing, of the Adopted Uttlesford Local Plan 2005, and the National Planning Policy Framework 2021.

Authorising Officer and date:

Nigel Brown
20 December 2021