

Application Reference number S62A/2023/0016

My name is Ruth Bodsworth and I live, with my family, at [REDACTED], [REDACTED]
[REDACTED] Built in 1700s and is an unlisted heritage asset

I strongly object to this development and would draw your attention to the fact that Weston Homes has previously applied for planning permission on this site, albeit part of a larger whole development in Smiths Green.

Weston Homes strategy, would now appear to be splitting the large site into smaller packages, in the hope that this way it is successful.

I could list the planning framework and policy numbers but I think that your inspector in his report says it all and so your inspector's report, when refusal was made, last year can be found in the following link but I have also copied the Officers Report Conclusions for your ease

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1152672/UTT.21.1987.FUL-OFFICERS_REPORT.pdf

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 much 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.

Weston Homes initially applied again to the local authority for planning on this site and then decided to apply directly to Secretary of State. I understand that Essex Highways, who rarely object to anything, had raised their objections because of the potential damage to the ancient protected lane status

In this application Weston Homes state that they will be connecting to the main sewage, but everybody in Smiths Green and Jacks Lane has a private sewage system, as there is no mains drainage.

The lack of water and very poor water pressure, in the village, meant that the emergency services were impeded in their activities, when fighting a recent house fire in the village. More housing can only make this situation worse and possibly cause irreparable damage to the fragile chalk streams that our water comes from. In fact, the water company recently wrote to the residents asking them to be aware of their water usage and conserve water, where they can. Frequently, household appliances do not work because of a lack of water and yet more houses are being linked to this water source.

The fact that neither a local nor a neighbourhood plan has been adopted makes the residents more vulnerable to builders who should be using brownfield sites and not greenfield sites, The recent food shortages in this country have shown that we need to grow more of our own food and for a developer to buy up good, agricultural fields and then let them lie fallow could be construed as an attempt to make their future planning application easier and more successful.

For all of the above reasons I object to this application

Ruth Bodsworth