

**From:** Madeleine Jones  
**Sent:** 20 May 2021 11:48  
**To:** 'Martin Pearce' [REDACTED] Philippa Morris  
[REDACTED] David Poole [REDACTED]  
**Cc:** William Allwood [REDACTED] Jack Bennett [REDACTED]  
**Subject:** re utt 20 2531 pa

Dear all

William, Jack and I have had a further meeting to discuss the layout shown at our last meeting 05r.

I would just like to reaffirm the CCG comments:

*West Essex CCG have previously been asked to consider the proposal for a new GP Surgery within the Takeley area. The national direction of travel as outlined within the Long Term Plan is for the establishment of Primary Care Networks based on existing neighbouring GP practices that work together typically covering 30-50,000 people and the West Essex CCG Estates Strategy reflects this approach. The result is the creation – for the first time since the NHS was set up in 1948 – of fully integrated community-based health care rather than the commissioning of small individual practices which can offer limited primary medical services and limited access to a wider range of services which a PCN can offer. Takeley falls within the South Uttlesford Primary Care Network (PCN) and they are currently proposing new infrastructure for the John Tasker House Branch surgery at Felsted and a new development in the Great Dunmow area which will provide services for patients in the Takeley area. There is also the Stansted Surgery 6.5 miles away which is a relatively new building with capacity for new patients.*

*The CCG will be looking for a contribution towards these new developments in Takeley for existing practices rather than the development of a new health centre.*

I've noted your response to this and your comments regarding Priors Green, however, as stated above CCG has moved away from the *commissioning of small individual practices*. There seems little point in including land for a health centre when it is VERY unlikely to be taken up by the NHS and no certainty that anyone else will take it up either, resulting in a plot of land sitting vacant for a number of years. I suggest this is removed from the proposal. ( I realise the residents and parish council have requested this and that's why it has been included). However, when assessing the planning balance , the health centre will **not** be regarded as a benefit.

I should also again refer you to the comments from the Heritage consultants:

*The site of Bull Field East is recognised as the most impactful part of the proposals and I recommend that the eastern portion of the field, immediately fronting Smith's Green Lane, remains **undeveloped** to overcome heritage concerns.*

As previously advised I am in agreement that this element of the proposal should be withdrawn. If, however you do decide to keep an element of built form along the eastern edge of Bull fields it should be set back from the road , with deep grass verge to its frontage and linear in nature (not staggered as shown) full details of the rear boundary treatment should be provided, as close boarded fencing would not be acceptable. The rural character of Smiths Green Road needs to be retained.

Jack will be providing a more in depth response to the proposed layout, however, the terraces lining the rear school access are not considered to be appropriate.

The road hierarchy is not clear. There is not a sense of arrival.

With regards to the school land, would the land be a gift or would it just be made available for purchase at D1 prices?

Please also can you address Jacks comments; Future-proofing - what is the vision for the rest of the land within the applicant's ownership? How will this development connect and compliment a future vision?

A range of local facilities including food retail etc seem to be within 20 minute walk of most homes but could applicant confirm - drawings not clear - would be useful to see existing and proposed facilities, walking isochrones, and access points all on one plan.

I refer you to the Councils Interim climate change planning policy document which is very high on the councils agenda where the council is committed to achieving net-zero carbon status by 2030. (Although solar panels may not be appropriate due to sites proximity to the airport)

I'm sorry for the negative comments, I am just trying to help Weston Homes achieve a proposal which would have the most chance of a positive recommendation.

**Madeleine Jones**  
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