



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Mr M Pearce  
Weston Homes PLC  
Weston Group Business Centre  
Parsonage Road  
Takeley  
CM22 6PU

**Dated:**20 December 2021

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

**Application Number: UTT/21/1987/FUL**  
**Applicant: Mr M Pearce**

Uttlesford District Council **Refuses Permission** for:

**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 at Land At Warish Hall Farm Smiths Green Takeley**

**The refused plans/documents are listed below:**

Plan Reference/Version	Plan Type/Notes	Received
WH202_05_P_10	Location Plan	17/06/2021
WH202_10_P_40	Block Plan	17/06/2021
WH202_30_P_GV.11	Other	17/06/2021
WH202_30_P_C.10	Other	17/06/2021
WH202_30_P_RL.11	Other	17/06/2021
WH202_30_P_RL.12	Other	17/06/2021
WH202_30_P_WN.10	Other	17/06/2021
WH202_30_P_WN.11	Other	17/06/2021
WH202_30_P_WN.12	Other	17/06/2021

WH202_55_P_10	Combined	17/06/2021
WH202_55_P_C.10	Floor Plan (proposed)	17/06/2021
WH202_55_P_C.11	Elevations (proposed)	17/06/2021
WH202_55_P_C.20	Combined	17/06/2021
WH202_55_P_GV.10	Combined	17/06/2021
WH202_55_P_GV.11	Combined	17/06/2021
WH202_55_P_GV.12	Combined	17/06/2021
WH202_55_P_GV.13	Combined	17/06/2021
WH202_55_P_GV.14	Combined	17/06/2021
WH202_55_P_GV.15	Combined	17/06/2021
WH202_55_P_GV.16	Combined	17/06/2021
WH202_55_P_GV.17	Combined	17/06/2021
WH202_55_P_RL.10	Combined	17/06/2021
WH202_55_P_RL.11	Combined	17/06/2021
WH202_55_P_RL.12	Combined	17/06/2021
WH202_55_P_RL.13	Combined	17/06/2021
WH202_55_P_RL.14	Combined	17/06/2021
WH202_55_P_WN.10	Combined	17/06/2021
WH202_55_P_WN.11	Combined	17/06/2021
WH202_55_P_WN.12	Combined	17/06/2021
WH202_55_P_RL.13	Combined	17/06/2021
WH202_55_P_WN.14	Combined	17/06/2021
WH202_55_P_WN.15	Combined	17/06/2021
WH202_55_P_WN.17	Combined	17/06/2021
WH202_55_P_WN.18	Combined	17/06/2021
WH202_55_P_WN.19	Combined	17/06/2021
WH202_55_P_WN.20	Combined	17/06/2021
WH202_55_P_WN.21	Combined	17/06/2021
WH202_55_P_WN.50	Combined	17/06/2021
WH202_30_P_WN.12	Other	17/06/2021
WH202_05_P_20	Other	17/06/2021
WH202_30_P_GV.10	Other	17/06/2021
WH202_55_P_WN.16	Combined	17/06/2021

WH202_55_P_WN.51 B	Combined	04/11/2021
211026_WARISH	Other	26/10/2021
WH202_10_P_10 B	Other	12/11/2021
WH202_10_P_32 B	Other	12/11/2021
WH202_10_P_20 B	Other	12/11/2021
WH202_10_P_21 B	Other	12/11/2021
WH202_10_P_30 B	Other	12/11/2021
WH202_10_P_31 B	Other	12/11/2021
WH202_10_P_33 B	Other	12/11/2021
WH202_10_P_34 C	Other	12/11/2021
WH202_10_P_35 C	Other	12/11/2021
WH202_10_P_36 B	Other	12/11/2021
WH202_10_P_37 A	Other	12/11/2021
WH202_10_P_38 A	Other	12/11/2021
WH202_10_P_50 B	Block Plan	12/11/2021
WH202_10_P_51 B	Block Plan	12/11/2021
WH202_10_P_52 B	Block Plan	12/11/2021
WH202_10_P_53 B	Block Plan	12/11/2021
WH202_55_P_WN.52 A	Combined	12/11/2021

Permission is refused for the following reasons:

- 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.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

<b>Policy</b>	<b>Local Plan</b>	<b>Local Plan Phase</b>
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		

**Tracey Coleman**  
**Interim Director Planning and Building Control**

**Notes:**