

Application Reference Number:- S62A/2023/0019

My name is Ruth Bodsworth and I live, with my family at [REDACTED]
[REDACTED]

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

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

I am not a planning expert, just a local resident who appreciates that whilst homes do need to be built, good, fertile agricultural land should only be used as a very, very last resort, if at all. We are desperately short of food produced within this country and spiralling food costs will only get worse by allowing this type of build to continue. Weston Homes own a parcel of brown field land that is currently used for storage, surely this land should be being used before any green belt or agricultural land. Residents in Takeley are suffering because successive councils have not fulfilled their duties in planning local building and this now means that I am in a position where I am, repeatedly, objecting to planning applications on the same plots as builders use existing regulations to gain the approval they seek.

I note on Weston Homes Design and Access statement, page 16, that Community assets are not well connected and that this proposed scheme would look to address this. This is a complete red herring. As a villager I do not feel that building houses amongst our existing public footpaths will in any way enhance our village. In fact quite the contrary.

This proposal is to put a footpath and cycle way where a well used footpath already exists. However, this proposal also intends for a road that would access the proposed properties and the vehicles would need to come through a very narrow gap, that in previous appeals and applications was known and accepted as the at "The Pinch Point". One could argue that as this access is so narrow it could potentially be an accident risk, particularly if dog walkers, runners, people walking from one part of the village to another, cyclists and children (all who use the existing pathways) want to access this area at the same time as any vehicles. This is before I mention that the proposed road would be in extremely close proximity to Priors Wood, an already established Ancient Woodland. This road would encroach on the buffer zone which is needed to protect the tree roots. It is vital that this ancient woodland is protected for current and future generations. I could find no advice where it stated that it was acceptable for the buffer zone to be used by vehicles but rather it should consist of semi-natural habitation such as woodland, a mix of scrub and grassland, heathland and wetlands. Allowing a road to be built would not only harm the area but destroy it.

Access from Parsonage Road will make an already over burdened road even busier and impact the Four Ashes crossroads. There has already been a number of fatalities in recently on Parsonage Road. Unfortunately, it would appear to me that when building applications are made the impact

that they have on the local highways is assessed on a per site basis and not what would be the overall, cohesive impact on our roads.

This application is within the CPZ which as I am sure you know was put in place to protect the village and villagers from the impact of the nearby airport. The argument that could be made is that other builders have been allowed to breach this zone. I would argue that just because it has happened before this should not give automatic rights for continuation of breaking the CPZ conditions.

Should this building proposal be granted it would have a massive impact on a large number of villagers and will destroy the setting of Priors Wood and whilst Weston homes will argue that by building on the far side of Bulls Field from Smiths Green it will not be impactful on the listed buildings such as Hollow Elm Cottage. A setting is not just something that is within a few feet but a vista and these listed properties, ancient woodland and heritage assets have sat in harmony with Bulls Field, for centuries

I would draw your attention to some of the officer's reasons that were given, previously, for refusal on Bulls Field that will, in part, substantiate some of my above comments

- Rural development should only take place where it needs to be in that location
- The proposal would adversely impact on the Countryside Protection Zone, which places strict control on new development.
- The proposal would be contrary to implementation of policies S7 and S8 of the adopted Local plan 2005 and relevant sections contained of the National Planning Policy Framework 2021
- The location and layout of the principal roadway does not provide a sufficient buffer afforded to Priors Wood to address the potential detrimental impacts associated with siting a housing development adjacent to its boundary. The proposal is therefore, considered contrary to the implementation of Policy ENV8 of the Uttlesford Local Plan 2005 and relevant sections of the National Planning Policy Framework 2021

I hope that you will agree with me that this application should not merit your approval and that your decision will mirror other officers decision in refusing this application