

**From:** Samantha Moore [REDACTED]  
**Sent:** 07 September 2023 16:22  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62/2023/0019

Comments for Planning Application S62/2023/0019

Address: Land to the North of Roseacres

Between Parsonage Road and Smiths Green Lane Takeley, Essex. CM22 6NZ Bulls Field Warish Hall Farm, Takeley.

Proposal: Access to /from Parsonage Road between Wester Group Business Center and Innovation Center Buildings leading to: 96 Dwellings on Bulls Field South of Priors Wood, Inc parking, landscaping,.Public open space land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smith Greens Lane.

Planning Officer: Major case work team

Name: Mrs Sam Moore

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Dear Sir or Madam,

I am writing to strongly object to the application:

S62/2023/0019 - Planning application with all matters reserved Access to /from Parsonage Road between Wester Group Business Center and Innovation Center Buildings leading to: 96 Dwellings on Bulls Field South of Priors Wood, Inc parking, landscaping. Public open space land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smith Greens Lane.

I will keep my objections brief:

1) This will undoubtedly cause serious and permanent damage to the Ancient Woodland of Prior's Wood. The applicant's response to The Woodland Trust's objections is no more than a series of denials of reality. A 15m buffer is a legal minimum and failing to suggest a larger buffer is putting developer greed before protection of our natural environment and heritage. It also demonstrates a lack of seriousness in the developer's attitude towards protecting Prior's Wood. They are trying to do the absolute minimum required by law.

NPPF Para 180 states:

"180. When determining planning applications, local planning authorities should apply the following principles :

(c) development resulting in the loss Or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists".

There are no such "wholly exceptional reasons" for this site to be developed and the compensation strategy is insufficient for the harm caused.

2) The traffic on Parsonage Road and at the Four Ashes crossroads is already appalling and the road system cannot cope with this constant expansion.

3) The site is inside the CPZ which should play a key role in protecting Takeley from such character destroying development.

4) Takeley is currently developing a Neighborhood Plan and major development should be resisted until this is completed.

Please can I provide a written statement to be read aloud at the Panning Committee meeting when this case is heard?

I also ask that should the council decide to grant permission on this site the Woodland Trust's suggestion of a minimum 30m buffer to Prior's Wood in added as a planning condition.

Samantha Moore

