

Land known as Bull Field, Warish Hall Farm Consultation Response Document

Prepared in support of the Full Section 62A Planning Application (Ref. No. S62A/2023/0019)
at the Land known as Bull Field, Warish Hall Farm, Takeley, Essex.



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Dated: 21st September 2023 – WH202C – Warish Hall Farm, Bull Field –
Response to Local Authority Consultee Comments Ref. UTT/23/1583/PINS.

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(PINS): Land known as Bull Field, Warish Hall Farm, Takeley (Dated:
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Document History

| Date | Version | Author | Revision/ Notes |
|-------------|----------------|---------------|------------------------|
| 29.09.23 | 1.0 | J.Spencer | |
| | | | |

1. Introduction

1.1. This Document has been produced in support of the Section 62A Planning Application, Ref. No. S62A/2023/0019 (The Application), in relation to the Land known as Bull Field, Takeley.

1.2. The Application seeks planning permission for:

“Access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: 96 dwellings on Bulls Field, south of Prior’s Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure.”

1.3. The Application was submitted to the Planning Inspectorate (PINS) on Monday 19th June 2023, and was validated on 2nd August 2023. As set out within the key dates section of the Applications page on the PINS website, representation to the Application were to be made by 7th September 2023.

1.4. Representations were received from the following 23no. consultees:

- Active Travel England;
- Affinity Water;
- Cadent Gas;
- Environment Agency;
- Environmental Health Officer;
- Essex Country Council (ECC) Development and Flood Risk, Waste and Environment Team;
- ECC Highways Team;
- ECC Infrastructure Team;
- Essex Quality Review Panel;
- Essex Police;
- Gigaclear;
- Hertfordshire and West Essex Integrated Care Board;
- Historic England;
- Housing Strategy, Enabling and Development Officer;
- MAG Highways Team;
- MAG Safeguarding;
- National Trust;
- National Highways;
- NATS Safeguarding
- Natural England;
- Place Services Senior Ecological Advice Consultant;
- Place Services Specialist Archaeological Advice Team;
- Takeley Parish Council;
- Thames Water;
- UKPN;
- Uttlesford District Council
- Uttlesford District Council (UDC) Principal Conservation Officer; and
- Woodland Trust.

- 1.5. Of the 28no. consultees who responded, 7no. made objections to the proposals, which are addressed within this document and the relevant submission documents referred to later in this document.
- 1.6. **Section 2** of this document will deal with those 19no. consultee responses that raised no objections to the proposals of the Application, and provide any commentary where required.
- 1.7. **Section 3** of this document then deals with those 5no. consultee responses in objection to the proposals, provide details response to each consultee submission, making reference to any relevant submission documents, including any further material submitted to address the comments.
- 1.8. **Section 4** will provide a summary of the public representations to the Application and provide responses as and where necessary.
- 1.9. **Section 5** of this document will provide a summary of several conditions suggested by various consultants, should planning permission be granted.
- 1.10. **Section 6** sets out some relevant context in relation to the recently published Regulation 18 Draft Local Plan Documents, which we request is taken into consideration in determining this application.
- 1.11. **Section 7** then provides a conclusion to the consultation responses and the Applicants final position with regards to the determination of the Application.

2. Consultee responses with no objection

- 2.1. Of the 23no. consultees that responded during the consultation period up to and including 7th September 2023, 21no. consultees raised no objection (some subject to conditions) or made no comment on the Application.
- 2.2. A number of the consultees who responded raised no objection, subject to condition(s) requiring further details to be provided. Section 4 of this document deals with the suggested conditions and provides some comments and responses as and where relevant.
- 2.3. The following paragraphs will deal with the consultation response which raised no objection to the Application individually.

Affinity Water

- 2.4. Affinity Water submitted their consultation response on 4th September 2023, within which they set out that they had no comments to make regarding the Application.

Cadent Gas

- 2.5. Cadent Gas submitted their consultation response on 8th August 2023 which raised no objection to the Application proposals, but requested that the following informative is added to the decision notice, should the Application be approved:

***“Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*”**

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.”

- 2.6. The response also provides further general guidance and details in regard to any apparatus owned by Cadent Gas within the vicinity of the Application Site.
- 2.7. We note the above informative although noting PINS do not typically issue such a comment on appeal decision noticed. However, no such response is required and no objections are raised by Cadent Gas.

The Environment Agency (EA)

- 2.8. The EA provided their consultation response on 6th September 2023, within which they set out that they have reviewed the submission and confirm that there are no constraints which fall within their remit and therefore they have no comments to make in response to the consultation on the Application.

The Environmental Health Officer (EHO)

- 2.9. The EHO submitted their consultation response on 24th August 2023, within which they dealt with a number of issues, including; Noise, Contamination, External Lighting, Air Quality and Construction Environment Management. Although some suggestions were made, conditions were recommended, the consultation response from the EHO raised no objection in regards to the Application proposals. I deal with the individual matters discussed by the EHO in their consultation response below.
- 2.10. Firstly, turning to Noise, within the comments, the EHO notes that no detail has been provided in the Application regarding the proposed layout and design of the extension of Roseacres Primary School. At this present time, there is no detail in regard to the layout of the school and this is not within the remit of Weston Homes as the applicant of this Application to bring forward. The acceptability of the layout and design of the school lands extension, and its impact in terms of noise, will be considered as and when the proposals for the extension to Roseacres Primary School come forward.
- 2.11. The EHO also suggests that consideration is also given to the noise mitigation measures such as acoustic barriers between the proposed amenity areas and the school extension. As shown on the Boundary Treatment drawing submitted with the Application (Dwg. No. WH202C_10_P_10.34) the proposed residential boundaries abutting the school extension land will be treated with 1800mm high close board fences, with a small area of chain linked gate to the north of the school extension land for access, and a chain link fence to the south where there is the possibility for future connection into the school from the proposed development. There is also a small section of 1800mm high brick wall to the rear of the parking courtyard serving the residential apartments. With regard to acoustic/noise impact, these treatments are considered acceptable. A supplementary technical note, produced by Stansted Environmental Services (SES), setting out the acceptability of these treatments can be found at **Appendix A**.
- 2.12. The EHO also notes that the submitted noise assessment does not include any information regarding the potential noise impact of the light industrial/ commercial units approved under application Ref. No. UTT/22/2744/FUL on the land known as 7 Acres (The 7 Acres Development). It is considered that the impact of noise from the proposed units will be mitigated by way of distance attenuation for these light industrial uses. Further clarification on this is also provided within the technical note, produced by SES, found at **Appendix A**.

- 2.13. The EHO suggests 4no. conditions covering the following details, which the Applicant is happy to agree to be added to the decision notice should the Application be approved albeit that the Applicant does not feel that the 7 Acres development would cause any detrimental harm in terms of noise:
1. Internal noise protection scheme;
 2. External noise protection scheme;
 3. Noise impact from 7 Acres parcel; and
 4. Noise impact from air source heat pumps.
- 2.14. Turning to contamination, the EHO firstly requests further justification in regard to why the linkage between the source and receptor is not potentially active. SES have provided clarification on this within their technical note set out at **Appendix A**. This also justifies why intrusive investigation for potential land contamination is not required.
- 2.15. The EHO then goes onto suggest a contamination related condition, to be added to the decision notice, should the Application be approved. The Applicant is happy in general with the proposed condition wording, with the exception of some minor amendments to the trigger for part C of the condition, details of which is provided in Section 4.
- 2.16. In regard to external lighting, the EHO suggested a condition (details discussed in Section 4), which the Applicant is content to include on the decision notice should the Application be approved.
- 2.17. In regard to Air Quality, the EHO notes that the Air Quality Assessment proposes dust mitigation measures which can be secured within the Construction Environment Management Plan (CEMP), which the applicant has included in the updated version of the CEMP which can be found at **Appendix B**.
- 2.18. The EHO also suggests conditions relating to electric vehicle charging and a travel plan, which the Applicant is happy to agree to although now a requirement of the building regulations Part S (Infrastructure for the charging of electric vehicles). This is discussed further in Section 4.
- 2.19. In regard to construction environment management, the EHO are generally satisfied with the CEMP, subject to some minor amendments, including changes to the hours of operation, dust mitigation measures and reference to the Uttlesford Environmental Code of Practice. It was recommended by the EHO that this is secured by condition. However, given the minor nature of the changes, these have been addressed and the CEMP has been updated accordingly. Please find the updated CEMP at **Appendix B**, with the changes shown in red.

ECC Development and Flood Risk, Waste & Environment

2.20. ECC Development and Flood Risk, Waste & Environment submitted their consultation response on 21st August 2023. The raised no objection subject to 3no. conditions covering the requiring the following details:

1. Detailed surface drainage scheme
2. Scheme to minimise offsite flooding
3. Drainage management and maintenance plan

2.21. The Applicant is happy to agree to the proposed conditions to be added to the decision notice should the Application be approved. Further commentary is provided in Section 4 below.

ECC Infrastructure Team

2.22. The ECC Infrastructure Team provided their comments on 17th August 2023 raised no particular objection(s) to the Application. Within their comments they set out the required financial contributions/ obligations to offset the impact the development would have upon infrastructure in the area. In general, the Applicant is happy with the suggested contributions which have been included within the S106/UU in the form requested by ECC.

2.23. As set out within the original Planning Statement (June 2023) submitted with the Application, the Site formed part of a wider planning application, known as the Warish Hall Farm Application, (Ref. No. UTT/21/1987/FUL / APP/C1570/W/22/3291524). Within this application, the proposed school extension land was also proposed. Given that this provision was being made, the ECC Infrastructure Team were minded remove any financial contribution to primary school provision, given that the land would provide this in the future if required. This is set out in their consultation response to the Warish Hall Farm Application, which can be found at **Appendix C** for ease. The Applicant would therefore note the additional request for a financial contribution toward primary school provision, in light of ECC Infrastructures earlier comments which determined it was not required for a larger scheme on the same site, making the same provision for the school extension land.

2.24. Noting the position on primary school contributions , the applicant is happy to secure the suggested contributions/obligations within the Section 106/UU which are as follows:

- Primary School - £506,993;
- Early Years and Childcare Contribution - £152,098.00;
- Secondary School Contribution - £464,876.00;
- Post-16 Education – Employment and Skill Plan obligation;
- School Transport Contribution - £86,617.20
- Libraries Contribution - £7,468.80

2.25. All of the suggested contributions are to be index-linked as set out in ECC Infrastructure Teams comments.

Essex Quality Review Panel

- 2.26. The Essex Quality Review Panel submitted their consultation comments on 16th August 2023, within which they made no specific comments in regard to the design of the scheme and raised no objections.
- 2.27. Within their response they recommended that an Independent Design Review is undertaken by the Uttlesford Quality Review Panel.
- 2.28. This had not been suggested by the Local Authority previously in more recent pre-application discussions (September 2022-June 2023) with the Council's Urban Design Officer who endorsed the proposals (he has since left the authority). Nor is it a current policy requirement.
- 2.29. However, it should be noted that as part of the Warish Hall Farm Application, which this Application Site formed a part of, a Quality Review Panel was undertaken, and feedback from this was taken forward into the design and evolution of the Application before you.
- 2.30. Although it is noted that the previous Urban Design Officer at UDC has now left the Council, they were involved in the Warish Hall Farm Application and provided feedback during pre-application discussions in relation to the Application before you. The detailed comments provided by the UDC Urban Design Officer at the time (found at **Appendix D** for ease) have been considered in the design of the proposals before you.
- 2.31. It is also noted that design did not form a reason for refusal in relation to the Warish Hall Farm development and was not a matter considered during the Appeal process.
- 2.32. It is contended that a Quality Review Panel should not be required, as there has been extensive discussions and considerations with regard to the design of the proposals previously, with all comments and recommendations taken forward within the proposals of the Application before you.

Essex Police

- 2.33. The Essex Police provided their response to the consultation on the Application on 4th August 2023.
- 2.34. Their comments set out that they raise no objection to the Application and have no apparent concerns. They do however, request that finer details are provided for their consideration, such as, lighting, boundary treatments and physical security measures. The applicant is happy to secure the requested details via a suitably worded planning condition should the Inspectorate deem this necessary.
- 2.35. The Council currently do not have a policy regarding the requirement for Secure by Design and that would not be appropriate given the context of the site.

Gigaclear

- 2.36. Gigaclear submitted their consultation response on 8th August 2023, within which they raised no objection to the Application.
- 2.37. Gigaclear provided details of their apparatus in and around the Site, which is to inform the construction team, if the development is to go forward to they are aware of potential objections. No response is required in relation to the consultation response from Gigaclear.

Hertfordshire and West Essex Integrated Care Board

- 2.38. The Hertfordshire and West Essex Integrated Care Board submitted their consultation response on 8th September 2023.
- 2.39. Within their consultation response, they raise no objection, subject to a developer contribution being secured to facilitate the extra demand on primary health care.
- 2.40. The total contribution requested, as set out on the third page of their comments is £124,032.00, has been included within the Section 106/UU.

Historic England

- 2.41. Historic England (HE) submitted their consultation response on 23rd August 2023 within which they raised not objection to the proposals of the Application.
- 2.42. HE notes that the amendments introduced compared to the Warish Hall Farm Application have reduced the harm to the highly graded heritage assets, although they note that there would still be some impact on the setting of the non-designated Prior's Wood and on the setting of the listed buildings on Smith's Green.
- 2.43. HE suggests small refinements could help further reduce the impact. Although these suggestions have been made, it is still clear that HE raises no objections to the proposals because of the changes made to the previous proposals under the Warish Hall Farm Application. Historic England's comments are also referred to in the note produced by RPS (found at **Appendix G**) on Heritage Issues raised by other consultees.

MAG Highways

- 2.44. MAG Highways provided their consultation response on 5th September 2023, within which they set out that they have no particular comments to make.
- 2.45. They invite the Inspector to consider the cumulative impact on the highway as a result of the development coming forward in the vicinity of the Application Site, which has been done within the Transport Assessment submitted with the original application. Cumulative impact is also addressed within the Transport Assessment Addendum at **Appendix E**.
- 2.46. No further response is required in relation to the comments submitted by the MAG highways team.

MAG Safeguarding

- 2.47. MAG safeguarding submitted their consultation response on 8th September 2023, within which they raise no objections to the Application.
- 2.48. However, within their comments they set out a number of suggested conditions, which require details of the following:
- Flight Procedure Assessment
 - Restriction on vertical capping of lighting
 - Restriction on reflective materials
 - Bird Hazard Management Plan
 - Construction Environmental Management Plan (CEMP)
- 2.49. Details comments are provided in the section below, however, it is noted that a CEMP has been submitted with the application, which MAG Safeguarding have not made reference to but which include the suggested provisions (**see Appendix B**).
- 2.50. Furthermore, the condition relating to Flight Procedure Assessment is something which the Applicant has not been requested before and on face value does not seem relevant to the Application. The Applicant therefore asks for additional clarification on what this entails and why it has been requested and it is understood this relates to the provision of cranes on site and the requirement to notify the airport.
- 2.51. With the exception of the 2no. conditions set out above, the Applicant has no further response to the comments from MAG Safeguarding as is happy for the other suggested conditions to be added to a decision should the Application be granted.

National Trust

- 2.52. The National Trust submitted their consultation response on 31st August 2023, which principally dealt with the potential impact of proposed development on the nearby Hatfield Forest. The Application Site falls within the Zone of Influence, therefore the development will have a potential impact from visitors on the SSSI and National Nature Reserve area, which also contains ancient woodland.
- 2.53. The comments request that on-site mitigation is provided in the form of high-quality, informal, semi-natural areas brought forward with the application. The proposals incorporate a large amount of green space which suitably address the request for on-site mitigation set out by the National Trust.
- 2.54. Further details on the proposed landscaping strategy can be secured via a condition should the Application be approved. The National Trust may be consulted should the local authority wish too at the point of considering such landscaping details.
- 2.55. Moreover, The National Trust also request off-site mitigation to be provided in the form of a financial contribution of £14,4400 for use at Hatfield Forest toward visitor and botanical monitoring and maintenance works. The Applicant is happy for this to be secured through an appropriately worded mechanism in the Section 106 agreement.

- 2.56. The National Trust comments are also addressed in the briefing note produced by Ecology Solutions which can be found at **Appendix F**.
- 2.57. With the above in mind, no further response to the consultation submission from The National Trust are required.

National Highways

- 2.58. National Highways submitted their consultation response on 24th August 2023, within which they raise no objection to the Application. These comments are also referred to in the Transport Assessment Addendum, found at **Appendix E**.
- 2.59. No further response is required in relation to the consultation response submitted by National Highways.

NATS Safeguarding

- 2.60. NATS Safeguarding provided their consultation response on 4th August 2023, within which they raised no safeguarding objection to the proposals.
- 2.61. Within their comments, they requested that should there be any amendments or further applications, they should be re-consulted. As such, no response is required at this stage.

Natural England

- 2.62. Natural England submitted their initial consultation response on 11th August 2023, within which they raised no objection, and they consider that the proposal will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. The comments also contain Natural England's generic advice on other natural environment issues.
- 2.63. An update response was submitted by Natural England on 7th September setting out that Natural Alternative Greenspace is required to be provided of a sufficient size and nature. Provision for this has been made within the layout. Details of the exact landscaping treatment including children's play equipment can be secured via an appropriately worded condition. The Applicant is happy with this approach.
- 2.64. Furthermore, in their latest comments, Natural England also require a financial contribution towards strategic access management and monitoring measures as identified by the National Trust within their comments. As with the response to the National Trust comments above, the Applicant is happy to agree to such a financial contribution, which is defined in detail within the National Trust comments.
- 2.65. The Natural England comments are also addressed in the briefing note produced by Ecology Solutions which can be found at **Appendix F**.
- 2.66. As the Applicant is happy to agree to the suggested conditions and obligations set out in the Natural England updated comments, there is no further response required.

Place Services Specialist Archaeological Advice Team

- 2.67. The Place Services Specialist Archaeological Advice Team submitted their consultation response on 11th August 2023, within which they raise no specific objections to the Application proposals.
- 2.68. They do, however, suggest 4no. conditions covering the following details:
1. Completion of programme of archaeological investigation identified in the Written Scheme of Investigation;
 2. Mitigation strategy detailing the proposed excavation/ preservation strategy;
 3. Satisfactory completion of the fieldwork, as detailed in the mitigation strategy;
 4. Post excavation assessment, including, poste excavation analysis, preparation of a full site archive and report ready for deposition at a local museum and submission of a publication report.
- 2.69. Having reviewed the consultation feedback from the Place Services Specialist Archaeological Advice Team, the Applicants Archaeological Consultant has suggested allowing 9-12 months from the post-excavation report to be issue due to the length of time it taken in some case for this information to be collated. This is dealt with in further detail in Section 4.

Thames Water

- 2.70. Thames Water submitted their consultation response on 22nd August 2023.
- 2.71. In regard to foul water sewerage network infrastructure, Thames Water raised no objection to the Application proposals.
- 2.72. Thames Water note that the surface water will not be discharged into the public network and as such they would not have any objection, but recommend that approved from the Lead Local Flood Authority (LLFA) is sought.
- 2.73. Further recommendations are made in the comments but no objections are raised and as such no further response is required.

UKPN

- 2.74. UKPN submitted their consultation response on 8th August 2023, within which they raise no objection to the Application.
- 2.75. The comment include details of the UKPN apparatus in the areas in and surrounding the Application Site that the Applicant should be aware of.
- 2.76. No further response in required in relation to the consultation response from UKPN.

UDC Principal Conservation Officer

- 2.77. The UDC Principal Conservation Officer submitted their consultation response on 24th August 2023 raising no objection to the Development.
- 2.78. The response concludes that the Council considers that the proposed development will not have an adverse impact on the designated and (proposed) non-designated heritage assets. They also took into account the findings made by the Inspector in regard to the Warish Hall Farm Appeal.
- 2.79. The UDC Principal Conservation Officer found that the proposals would result in less than substantial harm to the significance of the heritage assets at the low end of the scale, in line with paragraph 202 and 203 of the National Planning Policy Framework (NPPF), as such no response is required.
- 2.80. The comments are also referred to in the note produced by RPS (found at **Appendix G**) on Heritage Issued raised by other consultants.

3. Consultee responses objecting

- 3.1. Of the 28no. consultees that responded during the consultation period up to and including 7th September 2023, only 7no. consultees raised objections to the Application.
- 3.2. The 5no. consultees who raised objection to the Application are as follows:
- **Active Travel England;**
 - **UDC Housing Strategy, Enabling & Development Officer;**
 - **Place Services Senior Ecological Advice Consultant;**
 - **ECC Highways;**
 - **Takeley Parish Council;**
 - **Uttlesford District Council; and**
 - **The Woodland Trust.**
- 3.3. The following paragraphs will summarise the consultation responses received from the above-mentioned consultee and will set out how the Applicant responds to those comments with reference to further submission documents where relevant.

Active Travel England

- 3.4. Active Travel England (ATE) submitted their consultation response on 7th September 2023, within which they recommend a deferral as they feel there is not sufficient detail within the submitted documents for ATE to be assured that the design of the development, proposed active travel infrastructure and travel plan will create an environment that supports and embeds active travel.
- 3.5. Within their response, ATE highlight 8 areas. Firstly, in regard to trip generation, they require details of the quantification of the forecasted active travel movements generated by the proposed development combined with traffic flows to design the appropriate active travel infrastructure within the application sit and to key facilities. For clarity this detail has been provided in the Transport Assessment Addendum prepared by Motion in response to the ATE comments and comments from the ECC Highways Team which can be found at **Appendix E**.
- 3.6. Secondly, ATE raise concerns in relation to having limited information on the quality of existing active travel routes within the area. And require that a more detailed analysis is provided which is referenced at paragraph 3.10 of the Transport Assessment. This how now been provided in the Transport Assessment Addendum.
- 3.7. Thirdly, ATE required details on how the proposed footpath and cycle links will connect into the existing footpaths in the area. This is a technical detail, which has been recommended to be secured via an appropriately worded condition. This approach has been taken on the site known as 7 Acres (immediately adjacent to the Application site) which has a number of 'footpath details' conditions applied to the Planning permission (Ref. No. UTT/22/2744/FUL).

- 3.8. ATEs fourth area of concern relates to the access provision from Parsonage Road. They request that a dimensioned plan should be provided to clarify widths of footways and cycles ways. It is noted that the access be provided by connecting into a road which has been approved under the planning permission (Ref. No. UTT/22/2744/FUL) for the site known as 7 Acres. This access is reflective of that proposed within the Warish Hall Farm Appeal, which served more dwellings. There were no objections raised in regards to ECC Highway with this proposed access for the Warish Hall Farm Appeal scheme, which should remain consistent.
- 3.9. The fifth point of concern relates to the Public Rights of Way (PROWs) within the Site. ATE request further details as to how the provision and upgrades to the PROWs will be provided. As set out above, this is a technical detail, which we would expect to be secured via an appropriately worded condition. This approach has been taken on the site known as 7 Acres (immediately adjacent to the Application site) which has a number of 'footpath details' conditions applied to the Planning permission (Ref. No. UTT/22/2744/FUL).
- 3.10. ATE also question how PROW footpath 41 will connect into Roseacres as it is shown on page 41 of the Design and Access Statement. It is noted that these diagrams within the Design and Access Statement provide an overview. The proposals is to upgrade the PROW to the site boundary where it will continue into Roseacres as it currently does (see definitive map below). There would be an option to extend access to the school land directly at this point.



Figure 1 - PROW 41 - Connection into Roseacres/Longcroft

- 3.11. ATE also request that opportunities for enhancing PROW 41 further to bring it forward as a recreational route. This was discussed at length during preapplication discussions, and it was deemed that a sensitive approach was taken due to the potential impacts on Heritage assets which lie to the south of the southern boundary where PROW 41 is situated.
- 3.12. Now turning to PROW 40. ATE also requested further details to be provided on the improvements PROW. Again, this is a technical detail, which we would expect to be secured via an appropriately worded condition. This approach has been taken on the site known as 7 Acres (immediately adjacent to the Application site) which has a number of 'footpath details' conditions applied to the Planning permission (Ref. No. UTT/22/2744/FUL).

- 3.13. ATE also request that consideration is given to providing a crossing on Smiths Green Lane. This was something that was proposed as part of the Warish Hall Farm Appeal, however, the impact on the protected lane (also a cycle route) was carefully considered. As such, impacts on the protected lane have been wherever possible included limited intervention, including the introduction of a formal crossing onto the lane.
- 3.14. ATE raise concerns that the cycle parking provision is below the requirements set out in the Essex Parking Standards. As set out in the Transport Assessment Addendum, the parking strategy drawing (Dwg. No. WH202C_10_P_10.35) sets out a policy compliant level of cycle parking.
- 3.15. The sixth concern raised by ATE is in relation to car parking and restrictions to control airport parking. As with most Weston Homes development, a development management company will be appointed who will be able to implement restrictions on any private land. Were the route to be adopted authority to enforce would be at the behest of the Highway Authority. This is something which has not been advance at this stage given that planning permission has not been secured. However, Weston Homes is content to agree to an appropriately worded condition to secure details or a Parking Management Plan to be agreed prior to occupation of the development.
- 3.16. Seventhly ATE note that where parking is set back from the footway that this could encourage additional vehicle parking which might encroach into the footpaths etc. This is unlikely to occur given that set backs are generally limited or have been otherwise omitted. Parking standards are also met in full with adequate visitor spaces are provided.
- 3.17. The final concern raised by ATE is in relation to further details and tweaks to the Travel Plan. ATE are happy to secure this within the Section 106 agreement or in an appropriately worded condition, should planning permission be granted. The applicant is happy with this approach and relevant detail has been included to the required wording of ECC.
- 3.18. ATE also suggest a number of conditions/Section 106 obligations, covering the following details, which Weston Homes are happy with in principle. Further discussion in relation to the suggested conditions can be found in the section below.
- Pedestrian and cycle access;
 - Walking and cycling network;
 - Cycle Parking;
 - Residential Travel Plan;
 - Contribution toward cycle route design and implementation connecting to Stansted Airport.

UDC Housing Strategy, Enabling & Development Officer

- 3.19. The Housing Strategy, Enabling & Development Officer (the Housing Officer) submitted their consultation response on 4th August 2023, within which they set out a number of comments and requested further details.
- 3.20. Within their comments, they set out that the proposals provide 39no. affordable housing units which meets the 40% affordable housing requirement.
- 3.21. The Housing Officer also set out that there is a lack of clarity regarding the provision of First Homes which is required to be provided as an intermediate affordable housing tenure. Accordingly, the schedule of accommodation (see **Appendix K**) and affordable housing plan (see **Appendix L**) has been updated to reflect the complaint level of affordable housing and which has been incorporated within the S106/UU to the UDC's agreed wording.
- 3.22. The Housing Officer noted that the Design and Access Statement was listed as submitted document but could not view this on the application submission page. Both the Planning Inspectorate website and the UDC website have the Design and Access uploaded, which can be viewed online.
- 3.23. The Housing Officer then goes onto to the appearance of the buildings proposed, setting out that they feel that they are very bland and generic. It is noted that extensive consultation comments were provided by the former UDC Urban Design Officer (see **Appendix D**) which supported the design and external appearance of the dwellings. The key design principles and materiality which were supported by the former Urban Design Officer have been brought forward into the design of the proposals of this Application.
- 3.24. The Housing Officer sets out that no provision is made for communal garden areas for the flat blocks. A drawing (Dwg. No. WH202C_10_P_51 – Flats Amenity Requirement) (see **Appendix M**) has been prepared and is submitted to the highlighting where the communal garden areas are provided for the apartments. This should sufficiently address this concern.
- 3.25. The Housing Officer is also concerned that the affordable housing provision within the houses are all served by courtyard parking areas, rather than on-plot parking as per the Local Residents Parking Standards, 2013. This was not raised as an issued within the previous Warish Hall Farm Application and is not something which has been raised as an issued by the ECC Highways, and as such is not deemed to be unacceptable.
- 3.26. The Housing Officer then goes on to highlight that plot 67, which is a flat-over-garage unit, does not have any private amenity space. This has been provided and is shown on Dwg. No. WH202C_10_P_50 – Plot 67 Amendments (See **Appendix N**) .

- 3.27. The Housing Officer finally sets out that there is no detail provided providing clarity on the provision of M4(3) adaptable units. The accommodation schedule has now been updated (See **Appendix K**) to reflect this and drawings provided to demonstrate how this might be achieved, as shown on the following plans (see **Appendix O**):
- Dwg. No. WH202C_P_25.20 Rev A – Block 1 Floor Plans with M4(3) Layouts; and
 - Dwg. No. WH202C_P_25.22 Rev A – Block 2 Plans with M4(3) Layouts.
- 3.28. In order to facilitate these changes, 4no. 2-bedroom 4 person units within Block 1 would be required to change to 4no. 3 person units. Accordingly, the following drawings indicate how this could be achieved and can be found at **Appendix P**:
- Dwg. No. WH202C_P_25.20 Rev A – Block 1 Floor Plans;
 - Dwg. No. WH202C_P_25.22 Rev A – Block 2 Plans;
 - Dwg. No. WH202C_P_30.20 Rev A – Block 1 Elevations; and
 - Dwg. No. WH202C_P_30.21 Rev A – Block 2 Elevations.
- 3.29. In summary, the Housing Officer raised a handful of concerns and requested some additional information which has been addressed as set out above and taken on board within the S106/UU.

Place Services Senior Ecological Advice Consultant

- 3.30. The Place Services Senior Ecological Advice Consultant (the Ecological Advice Consultant) submitted their consultation response on 23rd August 2023, within which they raised a holding objection due to insufficient information being provided in relation to European Protected Species, referring specifically to Great Crested Newts and Bats).
- 3.31. In response to this consultation response, a Briefing Note (**see Appendix F**) has been produced by Ecology Solutions to address all the concerns raised, which has been submitted to the Planning Inspectorate.
- 3.32. Within their response, the Ecological Advice Consultant requests that further clarification is provided as to the extent of tree removal and the impact on potential bat roosts. A tree retention, removal & protection plan has been provided within the Arboricultural Impact Assessment (see page 7). This indicates the full extent of the proposed tree removal works. The briefing note produced by Ecology Solutions provides an assessment of the potential impacts upon bat roosts as a result of the proposed tree removal work. It is concluded, within the briefing note, that there would be no detrimental harm upon potential bat roosts, as a result of the proposed tree removal, which relates to 1no. trees (T32, a Field Maple) which was not found to support potential roost features in previous surveys. As such this concern is alleviated.
- 3.33. The Ecological Advice Consultant also recommends that 'halo thinning' proposed around the mature oaks should be undertaken with caution and the effects on the impacts of such works should be fully assessed. Within the Briefing Note, it is set out that any such thinning would be undertaken with advice and input from a suitably experienced arboriculturist.

- 3.34. It was requested that, where possible, bollard lighting is avoided. The Ecological Advice Consultant was happy to agree the proposed lighting strategy under a separate planning condition, which could be added to the decision notice, should planning permission be granted.
- 3.35. The Ecological Advice Consultant also raised that eDNA results for the Great Crested Newts had not been provided within the Briefing Note at **Appendix F**. These have now been undertaken indicating that the presence of Great Crested Newts is unlikely, therefore irradiating the other concerns raised by the Ecological Advice Consultant in regard to Great Crested Newts.
- 3.36. It is also noted within their consultation response, that there is a lack of clarification on tree protection of Prior's Wood during the construction phase. This is set out in the Tree Retention, Removal & Protection Plan within the Arboricultural Impact Assessment submitted with the Application.
- 3.37. The Ecological Advice Consultant also requested further details regarding the installation of bat boxes as well as remedial measures for the proposed bat and bird boxes. They also requested further detail on how the arable farmland will be made suitable for the growth of wildflowers, which they suggested could all be covered within a Landscape Ecological Management Plan to be secured via a condition added to the decision notice, should planning permission be granted.
- 3.38. It is also recommended by the Ecological Advice Consultant, that any management works relating to the hedgerows should be left until February where possible, to allow birds to forage on berries during the winter, where other food sources are scarce. This will be taken into account within the Landscape Ecological Management Plan.
- 3.39. In relation to Biodiversity Net Gain, the proposal of achieving more than 10% net gain in biodiversity units for the habitats and hedgerow units is supported by the Ecological Advice Consultant. However, they have asked the Council to consider whether they are satisfied that the estimated net gain for water course units falls below 10%. No commentary is provided by UDC on this matter, and the application was submitted prior to the 10% requirement coming into force. A further detailed response is set out in the briefing note produced by Ecology Solutions found at **Appendix F**.
- 3.40. It is recommended that the biodiversity enhancement measures are secured under a condition added to the decision should planning permission be granted. The Applicant is happy with this approach.
- 3.41. As set out in the briefing note, all the concerns have now been addressed and as such, there appears to be no outstanding objections in regard to Ecological Matters.

ECC Highways

- 3.42. ECC Highways submitted their consultation response on 25th August 2023 within which they set out that further information is required in order to undertake a full review of the Application submission.

- 3.43. A Transport Assessment Addendum (**Appendix E**) has been produced by Motion, in response to all of the comments received by ECC Highways, however, a summary of the response to each comment is set out below. It is contended that with the detailed response produced by Motion in mind, there are no further outstanding comments or objections from ECC Highways. Further discussions have also been undertaken with ECC Highways Officers post the response.
- 3.44. Within their comments, ECC Highways set out that no Stage 1 road safety audit has been provided. This has now been undertaken and is attached to the briefing note produced by Motion in response to these comments.
- 3.45. ECC Highways also set out that they do not except Crashmap data. As such, updated data has been provided in the Transport Assessment Addendum, using the Traffweb data system.
- 3.46. As set out in the response produced by Motion, it is envisaged that the main spine road serving the development will be adopted by Essex, as shown on the plan appended to the response prepared by Motion.
- 3.47. In regard to the pedestrian and cycle access, including Public Rights of Way, a detail response to the queries set out in the ECC Highways comments is set out in the Transport Assessment Addendum.
- 3.48. ECC highways request that the trip generation rates, using TRICS, need to use more appropriate filters. The alternative filters have been applied and this is appended to and referred to within the Transport Assessment Addendum.
- 3.49. ECC Highways noted that the surveys to inform the modelling were undertaken in February 2023, which is not deemed a traffic neutral month. A response to this, providing justification as to why this data is suitable, is set out in the Transport Assessment Addendum.
- 3.50. Within their consultation response, ECC highways requested a copy of the speed survey data and confirmation of the 85th percentile speeds in both directions. This has been provided in the Transport Assessment Addendum.
- 3.51. ECC also set out that the modelling for the Four Ashes Junction will need to be adjusted to take into account the amount of pedestrian stages called in every cycle. Justification for this position is set out in the Transport Assessment Addendum, including data from a survey undertaken on 12th September 2023.
- 3.52. Finally, ECC highways requested clarification on the parking provision which has been set out in the Transport Assessment Addendum.
- 3.53. With the above in mind, the response prepared by Motion has directly responded to each point within the consultation response submitted by ECC highways, therefore, no further response on this is required.

Takeley Parish Council

- 3.54. Takeley Parish Council (TPC) submitted their initial consultation response on 15th August 2023, within which they set out that they wish to object to the Application, and that detailed comments will follow. These comments also contained details of the emerging conservation area and neighbourhood plan.
- 3.55. Detailed comments were then submitted by TPC on 4th September 2023, which are set out and responded to below.
- 3.56. The first objection raised by TPC is in relation to the harm or impact on Priors Wood, which is an area of Ancient Semi-Natural Woodland. The TPC comments set out that the proposal would enclose the woodland along its southern boundary, with a buffer of less than 15m. The comments refer to harm arising from the access 'pinch-point' with the light industrial land and propose foot and cycle links within the buffer zone and refers to a number of paragraphs within the proof of evidence produced by the Council's witness relating to the Warish Hall Farm Appeal.
- 3.57. In summary, The Parish Council objects to harm to the irreplaceable ancient woodland, potential ecological impact on the Local Wildlife Site and harm to the agrarian the setting of the woodland, caused by the development and the cumulative impact from approved adjacent developments.
- 3.58. A response to these comments in relation to the impact on the Woodland is provided within the Arboricultural Note at **Appendix I** and the Ecology Briefing Note at **Appendix F**.
- 3.59. Although the Parish Council make reference to evidence submitted during the Appeal relating to the Warish Hall Farm Scheme, they fail to acknowledge the findings made by the Inspector within the decision (Ref. No. APP/C1570/W/22/3291524), where at paragraph 77 and 78, the Inspector states:
- "77. In addition, I am content from the submitted written evidence and what I heard at the Inquiry, that neither the proposed road or cycleway within the buffer or proposed housing in the vicinity, would lead to indirect effects on the ancient woodland as identified in the Standing Advice, given the proposed measures set out in the Prior's Wood Management Plan.*
- 78. Against this background, I consider that there would be no conflict with Policy ENV8, notwithstanding that I have found other policy conflict regarding the effect on Prior's Wood in respect of landscape character and visual impact harm."*
- 3.60. The provision of the access through the pinch point and the road alignment running to the south of the Woodland, is no closer to the Woodland in this Application, than it was within the Warish Hall Farm Appeal Scheme. For the most part the development has moved further away. The Woodland Management Scheme submitted with the Application before you is also reflective of that submitted under the Warish Hall Farm Appeal Scheme. With this in mind, no other conclusion can be made, other than that the proposals would not lead to direct harm.

- 3.61. Within their consultation response, TPC then go onto raise objection on the grounds that the proposals conflict with Policy GEN1 (Access), and the paragraph 112 of the National Planning Policy Framework (NPPF), in regard to the proposed access arrangements being unsustainable. The Parishes main concerns are discussed and responded to below.
- 3.62. TPC set out that the 'pinch-point' does not have sufficient space for the dedicated road, footpath and cycle access without causing harm to the Ancient Woodland. As set out above, the access proposals in the 'pinch-point' area a reflective of the access arrangements proposed under the Warish Hall Farm Appeal. As set out above, the Inspector found that no detrimental harm would be caused to the Ancient Woodland as a result of these works. Accordingly, this objection is addressed by the previous Inspectors conclusions.
- 3.63. The Parish Council then go on to set out that the development does not appear to have its own designated access from Parsonage Road, meaning there could be conflict with the traffic accesses the Business Centre and Industrial Units. It is noted that the Transport Assessment was undertaken on the basis of the cumulative impacts as a result of the proposed and now approved industrial units on the land known as 7 acres and the Business Centre. The ECC Highways team have also not raised this as a concern.
- 3.64. The Parish then set out that it is unclear how users will safely access onto Parsonage Road, which is already heavily congested with HGV's. The Transport Assessment addresses the safety of the proposed access onto Parsonage Road, which the ECC have no objection to.
- 3.65. The Parish Council then raise their concerns in relation to provide safe and sustainable foot and cycle link onto Smiths Green Lane. The provision of east-west connectivity for pedestrians and cyclists is a key part of the design principles which has been heavily influence by input from the ECC Highways team. The connections have been designed to provide the most appropriate and sufficient footpath/shared links provided. It is also noted that the ECC Highways team have not raised any concerns in this regard.
- 3.66. A detailed response on these matters is also set out in the Transport Addendum which can be found at **Appendix E**.
- 3.67. The third point of objections raised by TPC relates to harm caused to designated and non-designated heritage assets. The Parish Council allege that there is a breach to Policy ENV2 by way of replacing the agrarian setting to a number of listed buildings with a suburban development. The Parish also make reference to the emerging conservation area, and the lack of consideration given to this, whilst requesting that the determination of this application is withheld until UDC have made their decision as to whether or not they will designated the Conservation Area.

- 3.68. In response to this objection, made by TPC, attention should be drawn to the consultation responses submitted by the UDC Heritage Advice Officer and Historic England, both of whom raise no objection to the proposals and identify that the proposals would raise less than substantial harm at the low end of the scale. The comments also acknowledge positive changes made to the proposals, compared to the Warish Hall Appeal scheme, which have addressed the areas of concern, which the Inspector highlighted. In particular the development along the very eastern edge of Bull Field, fronting onto Smiths Green Lane. As such, given that the consultation response from the specialist heritage advisors sets out no objection to the scheme, it is contended that there is not detrimental heritage harm arising from the proposals which would constitute a reason for refusal, particularly in light of the public benefits proposed and assessed within the tilted balance exercise. These are set out at paragraph 6.11 -6.12 of the Applicant's Planning Statement.
- 3.69. A detailed response on heritage matters is set out in the note provided by RPS which can be found at **Appendix G**.
- 3.70. The fourth and final point of objection raised by the Parish Council relates to the unsuitable development in the Countryside Protection Zone. The Parish Makes reference to a recent Section 62A decision (S62A/2023/0017) which afforded moderate weight to the CPZ as a designation and also the Warish Hall Appeal Decision, in particular, paragraphs 33, 83 and 84 of the Inspectors Decision.
- 3.71. It is acknowledged that the Warish Hall Appeal Decision was refused and impact on the CPZ and conflict with Policy S8 was identified, albeit not set out as the reason for dismissing the Appeal. In light of the Warish Hall Farm Appeal decision, a number of amendments have been made to the proposed layout to address the conflicts with Policy S8.
- 3.72. For example, the development along Smiths Green Lane, in the very eastern section of Bull Field has been removed. And the development line has been set back from the eastern edge of Priors Woodland, exposing its southern edge. As a result, the changes have retained the open character of the zone in the eastern section of Bull Field and Maggots Field, inline with the second strand of Policy S8 in order to reduce any harm.
- 3.73. The western section of Bull Field where the proposed development remains is well contained on all but one side, and is set back from most visual receptors, thus retaining the open characteristics of the zone (second strand of Policy S8) and also ensure there is no coalescence between the airport and existing development in the surrounding countryside (first strand of S8).
- 3.74. Within the Warish Hall Farm Appeal Decision, the Inspector states (at paragraph 32):
- “the open countryside between the airport and the A120, along with Priors Wood would prevent the proposal resulting in coalescence between the airport and existing development.”*
- 3.75. This remains with the scheme before you, as such there is no conflict with the first strand of Policy S8.

- 3.76. It is also worth noting the proposed revisions to the CPZ boundaries proposed in the Draft Local Plan (see **Appendix J**) which is addressed in further detail in Section 6 below.
- 3.77. With the above in mind, the proposals would therefore not result in the coalescence between the airport and existing development in the surrounding countryside (first strand of S8) and the changes to the scheme have limited any adverse impact the proposals would have on the openness of the zone (second strand of Policy S8) therefore, there is no breach to Policy S8.

Uttlesford District Council

- 3.78. Uttlesford District Council (UDC) submitted their consultation response on 4th September 2023, following the application being presented and discussed at the Council's Planning Committee on 30th August 2023.
- 3.79. Within their consultation response, UDC object on the basis of the site lying outside of the development limits and within the CPZ. Again, it is worth noting the proposed revisions to the CPZ boundaries proposed in the Draft Local Plan (see **Appendix J**) which is addressed in further detail in Section 6 below.
- 3.80. Turning first to the point regarding the development falling outside the development limits. There is no debate that the Council is currently unable to provide a 5-year Housing Land Supply according to the latest published monitoring report, which sets out that the Council has a 4.89 years supply. With this in mind, it is evident that there is a clear demand for housing in the area. It was also accepted during the Warish Hall Farm Appeal that there is an absence of brownfield/previously developed sites within the identified settlement boundaries within the district, and as such, in order to meet the demand for housing, this will need to be delivered outside such limits.
- 3.81. Within their response, UDC cite policy S7, which they set out is broadly consistent with the NPPF, in regards to the strand which deal with the character and appearance of the Countryside. It is noted that the other parts of the policy are not consistent with the NPPF as they seek to protect the countryside in its own right.
- 3.82. On the matter of character and appearance, a great deal of work was undertaken in reviewing and re-designing and laying out the proposals as to reduce the impact on the scheme from a landscape and character perspective. Most notably, when compared to the Warish Hall Appeal Scheme, development is now set back along the ancient hedgerow line and much further from main visual receptors and the open character of Maggots Field and the east of Bull Field is retained. Overall, as set out in the Landscape and Visual Impact Assessment, the impact on character and appearance of the Site has been reduced significantly.
- 3.83. Turning now to the impact on the Countryside Protection Zone and conflict with Policy S8, this is discussed in further detail within the Planning Statement and in relation to the Parish Council comments above at paragraphs 3.55 – 3.74 of this document.

- 3.84. In summary, there are two strands to policy S8, firstly development is not permitted where it promotes coalescence between the airport and existing development in the countryside. And secondly, development will not be permitted where it would adversely affect the openness of the zone.
- 3.85. In regard to the first strand of Policy S8, within the Inspectors decision (paragraph 32) relating to the Warish Hall Farm Appeal, he was clear in that due to the open countryside, A120 and Priors Wood being position between the airport and the site, this would prevent the proposals resulting in any coalescence.
- 3.86. On the second strand, regarding the open character, as noted above, a great deal of work was undertaken in designing and laying out the proposals as to reduce the impact on the scheme from a landscape and character perspective. Most notably, when compared to the Warish Hall Appeal Scheme, development is now set back much further from main visual receptors and the open character of Maggots Field and the east of Bull Field is retained. Overall, as set out in the Landscape and Visual Impact Assessment, the impact on character and appearance of the Site has been reduced significantly.
- 3.87. The second point of objection raised by UDC, relates to the impact on the Ancient Woodland (Priors Wood). UDC set out that the proposals lie in close proximity to the woodland, and they urge the inspector to carefully consider any buffer protection between the woodland and the development proposals. UDC note that the matter over the appropriate buffer protection and where the measurement of such buffer should be taken on, was not satisfactorily addressed in the previously dismissed Warish Hall Farm Appeal. UDC set out that the buffer measurement should be taken from the edge of the development to the canopy of the tree.
- 3.88. However, within the Inspector's decision on the dismissed Warish Hall Farm Appeal scheme, it was made clear that the proposed buffer was acceptable where, at paragraph 76, the Inspector states:

“From my assessment of this proposal, I consider that there would be no incursion into the root protection area and no harm to trees would result, as set out in the SoCG.”

- 3.89. The buffer proposed in the Application remains the same as that of the buffer proposed and deemed acceptable in terms of impact on the woodland, within the Warish Hall Farm Appeal. As such, this should also be deemed acceptable.
- 3.90. Furthermore, UDC also note that there is a clear 'pinch-point' on the western end of the site, as it borders with the adjacent site known as 7 Acres. UDC note that it is quite clear at this point that no reasonable buffer could be achieved. In this regard, it is noted that the Inspector dealing with the Warish Hall Farm Appeal noted, in relation to the 'pinch-point', at paragraph 77 that he was:

“...content from the submitted written evidence and what I heard at the Inquiry, that neither the proposed road or cycleway within the buffer or proposed housing in the vicinity, would lead to indirect effects on the ancient woodland as identified in the Standing Advice, given the proposed measures set out in the Prior's Wood Management Plan.”

- 3.91. As the proposals of this application retain the same proposals as was set out in the Warish Hall Farm Appeal Scheme, it is deemed that the impact of the 'buffer-zone' is not detrimental and would not lead to adverse effects on Prior's Wood. No further professional or specialist advice has been commissioned by the Council to this affect with regard to the specific proposals.
- 3.92. During discussions at the committee meeting on 30th August 2023, members also requested clarification on whether the proposed expansion to the woodland was included in the proposals as this was incorrectly stated in the Officer's report. It is confirmed that this does for part of the proposals and constitutes a public benefit proposed within the scheme, which attracts significant weight, as set out at paragraph 93 of the Warish Hall Farm Appeal Decision.
- 3.93. A detailed response to issues relating to the Woodland is set out in the Arboricultural Note found at **Appendix I** and the Ecology Briefing Note found at **Appendix F**.
- 3.94. Within their third reason for objection, UDC sets out that proposals have the potential to adversely impact the setting of several designated and non-designated heritage assets. UDC also refer to the Protected Lane (Smiths Green Lane) which is adjacent to the Site.
- 3.95. The comments also make reference to the emerging Smiths Green Conservation Area, which is currently being consulted on (first draft) which closed on 29th September. Given the very early stages of this document, it holds very little to no weight at this stage. However, a note has been produced by RPS (**Appendix G**) setting out that implications on the heritage harm arising from the scheme, if the conservation area were to hold full weight, and the same conclusions would be reached.
- 3.96. Notwithstanding the emerging Smiths Green Conservation Area, the harm to the various designated and non-designated assets in the vicinity of the site has been assessed by the UDC Principal Conservation Officer, who has raised no objection in their comments from 24th August 2023, setting out that the proposals would result in less than substantial harm to the significance of the heritage assets.
- 3.97. Furthermore, Historic England have also responded on 23rd August 2023, setting out they raise no objection to the proposals noting the changes made from the Warish Hall Farm Appeal Scheme as positive.
- 3.98. UDC then raise an objection in relation to the cumulative impact on highways arising from the proposals on Parsonage Lane and the general/local road network. It noted that the Transport Assessment includes a cumulative assessment of emerging development in the area and that both National Highways and ECC Highways team do not raise any objection to the application in this regard. This issue is also addressed within the Transport Assessment Addendum (**Appendix E**).

- 3.99. UDC also request that the Inspector gives careful consideration to the level of public benefit afforded to the school extension land provision, setting out that there is a significant level difference between the extension land and the school, which might reduce the likely benefit of the land. This is not across the land to be transferred and the playing field rather than the existing school and the existing playing field. This has not been raised as an impediment by the ECC as Education Authority.
- 3.100. The Applicant notes that there has been extensive discussion with ECC with regard to the school extension land and the County Council remain very positive in the land being provided as part of the proposals of this application, as they were during the consideration of the Warish Hall Farm Appeal. Also, within their letter (See **Appendix H**) dated 12th April 2023, Essex Infrastructure confirm an ongoing request for the 1ha of land to be incorporated in the proposals to facilitate the future expansion of the School. Accordingly, there is evident interest and appetite shown from ECC in securing this land for the future expansion of Roseacres School.
- 3.101. It is also of note that within their decision (paragraph 93) on the Warish Hall Farm Scheme, the Inspector afforded '*significant weight*' to the provision of the school extension land as a public benefit. Paragraph 95 of the NPPF notes that "great weight" should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications
- 3.102. Lastly, UDC raise an objection in relation to the consideration of amenity, car parking and design. Within this part of their response, they refer to the application as an outline application, and refer to subsequent reserved matters submissions. The application seeks full planning permission, as such, this section is potentially an oversight from UDC and may not be relevant. In particular, during discussions at the committee meeting on 30th August 2023, Members and Officers referred to the Housing Officers comments which addressed in detail in this response document and of course this is not within his specific remit.
- 3.103. Notwithstanding this, the consideration of amenity, parking and design has been discussed and considered at length during the pre-application process. Firstly, in regard to amenity space, this meets all of the specified requirements, and no objections have been raised from any other statutory consultee and this was also not considered as an issue in relation to the Warish Hall Farm Appeal scheme, to which many of the principles in this application remain the same.
- 3.104. In regard to car parking, the provision is in line with the Essex Standards and Uttlesford Local Standards and no objection in this regard is put forward by Active Travel England, National Highways or ECC Highways. Active Travel England have requested clarification on cycle parking, which has now been provided as set out above. The concerns regarding parking are also addressed in the Transport Assessment Addendum at **Appendix E**.

Woodland Trust

- 3.105. The Woodland Trust provided their consultation response on 7th September 2023, within which they object to the proposals in the basis of indirect impact to the ancient woodland, seeking a large buffer zone of 30m to be provided adjacent to the woodland.

3.106. As noted above, in regard to the comments from Takeley Parish Council and Uttlesford District Council, the impact on the woodland were assessed by the Inspector within the Warish Hall Appeal decision. The arrangements along the southern boundary of the Woodland remain as per the Warish Hall Appeal scheme. Accordingly, the following conclusions set out by the Inspector remain relevant.

3.107. At paragraph 76 of the decision, the Inspector states:

“I consider that there would be no incursion into the root protection area and no harm to trees would result...”

3.108. The Inspector then goes onto set out, at paragraph 77, that he is:

“...content from the submitted written evidence and what I heard at the Inquiry, that neither the proposed road or cycleway within the buffer or proposed housing in the vicinity, would lead to indirect effects on the ancient woodland as identified in the Standing Advice, given the proposed measures set out in the Prior’s Wood Management Plan.”

3.109. Finally, the Inspector concludes that’s:

“...there would be no conflict with Policy ENV8, notwithstanding that I have found other policy conflict regarding the effect on Prior’s Wood in respect of landscape character and visual impact harm.”

3.110. A detailed response to the comments received from the Woodland Trust is also set out within the Arboricultural Response Note (**Appendix I**) and the Ecology Briefing Note (**Appendix F**).

3.111. Accordingly, as the arrangement in this area remains the same as the proposals under the Warish Hall Farm Appeal, it is deemed that there would be not conflict with Policy ENV8.

4. Public Consultation Responses

- 4.1. During the consultation period 68no. objections were received from local residents.
- 4.2. The 15 most common points of objection are set out below which highlights the main concerns raised by residents.

1. **Lack of road capacity/ increased traffic** (47 responses)
2. **Impact on Ancient Woodland** (44 responses)
3. **Impact on Wildlife** (37 responses)
4. **Heritage/Archaeological Impact** (36 responses)
5. **Impact on the Countryside Protection Zone** (36 responses)
6. **Scheme was previously refuse/dismissed at appeal** (32 responses)
7. **Lack of local infrastructure capacity** (31 responses)
8. **Overdevelopment of the area** (27 responses)
9. **Impact on Landscape and Character** (26 responses)
10. **Loss of countryside/ greenfield land** (23 responses)
11. **Loss of agricultural land** (22 responses)
12. **Lack of water pressure/ capacity** (18 responses)
13. **Loss of open space / amenity space** (13 responses)
14. **Lack of parking** (11 responses)
15. **Light pollution** (10 responses)

- 4.3. Each of these points of objection are addressed below with reference to various submission documents.

Lack of road capacity / increased traffic

- 4.4. The lack of road capacity currently in the area and impacts of the increased traffic generated by the proposals was a concern raised within 47no. of the public responses to the consultation. With many concerns regarding the impact on the 4 ashes junctions and the surrounding road network. 9no. of the public consultation responses set out concerns regarding a number of recent incidents in the area, with concerns that the increased amount of traffic could impact the safety of the road network.
- 4.5. With regards to the recent accidents/ incidents in the area, these do not seem to relate solely to the amount of traffic on the local road network, but have also been influence by a number of external factors, unique to the incidents and accidents themselves including drivers suffering a heart attack.
- 4.6. Turning to general concerns regarding road capacity and the impact of the increased traffic resulting from the proposals of this application and other recently approach applications, this has been dealt with in great detail within the Transport Assessment submitted in support of this application along with the note produced by Motion, in response to a number of responses received during the consultation period from various consultees.

- 4.7. It is first worth noting that within the Warish Hall Farm Appeal, which the proposals of this application formed a part of (albeit a number of amendments have been made), that highways matters were not a reason for the Appeal being dismissed. This appeal related to 126no. dwellings being provided within Bull Field (the Application Site) and was deemed acceptable/ no concerns were raised during the appeal and within the decision in relation to highways matters. As such, it is considered that a smaller scheme of 96no. dwelling would likewise not raise any concerns in regard to highways. This has been addressed in more detail in the note produced by Motion in response to the consultee comments.
- 4.8. It should be noted that within their comments (dated: 25.08.23) National Highways did not raise any objection to the application in relation to the cumulative impact on the wider strategic highway network.
- 4.9. ECC Highways, within their consultation response (dated: 24.08.23), requested a number of further technical details and clarifications, which have now been provided and set out in the note produced by Motion in response to the consultation comments.
- 4.10. Manchester Airport Group Highways consultation response (dated: 05.09.23) sets out that they raise no objection to the proposals but recommends the Inspector takes account of cumulative impact of the emerging developments in the area. As set out in the note produced by Motion in response to the consultation comments, this has been covered in the Transport Assessment, and National Highways raise no objection in this regard, neither do ECC Highways.
- 4.11. Highways matters raised by consultees are addressed in the Transport Assessment Addendum at **Appendix E**.
- 4.12. It is therefore contended that all highways and traffic issues have been sufficiently addressed within the Transport Assessment and note in response to the consultation comments, both produced by Motion, sufficiently address any comments raised by consultees and the public.

Impact on the Ancient Woodland

- 4.13. 44no. comments from the public raised concerns in relation to the proximity of the proposed development to Priors Woodland which is an area of Ancient Semi-natural Woodland. Concerns also related to the impact of the increased footfall within the Woodland itself.
- 4.14. It should be noted that the impact on the Ancient Woodland was a reason for refusal listed by the Local Authority, in relation to the Warish Hall Farm Scheme, which the Appeal considered.
- 4.15. Within their Decision the Inspector addresses the impact on the Woodland. The arrangements along the southern boundary of the Woodland remain as per the Warish Hall Appeal scheme. Accordingly, the following conclusions set out by the Inspector, remain relevant to the Application before you.

4.16. At paragraph 76 of the decision, the Inspector states:

“I consider that there would be no incursion into the root protection area and no harm to trees would result...”

4.17. The Inspector then goes onto set out, at paragraph 77, that he is:

“...content from the submitted written evidence and what I heard at the Inquiry, that neither the proposed road or cycleway within the buffer or proposed housing in the vicinity, would lead to indirect effects on the ancient woodland as identified in the Standing Advice, given the proposed measures set out in the Prior’s Wood Management Plan.”

4.18. Finally, the Inspector concludes that:

“...there would be no conflict with Policy ENV8, notwithstanding that I have found other policy conflict regarding the effect on Prior’s Wood in respect of landscape character and visual impact harm.”

4.19. Accordingly, as the arrangement in this area remains the same as the proposals under the Warish Hall Farm Appeal, it is deemed that there would be not conflict with Policy ENV8.

4.20. Impact on the Woodland has also been discussed above, in response to the comments from the Woodland Trust, with reference to Arboricultural Response Note (**Appendix I**).

Impact on Wildlife

4.21. 37no. public consultation responses raised objections in relation to the impact which the proposed development will have upon wildlife in the area.

4.22. In the first instance, it should be noted that within their consultation response (dated: 23.08.23) the Place Services Ecological Advice Team set out a holding objection, subject to further technical detail being provided. This has now been responded to in a note produced by Ecology Solutions (**Appendix F**) as discussed above. As set out in the note, all matters within the Place Services Ecological Advices comments have been addresses and so it is considered that no further concerns remain.

4.23. It should be noted that the impacts on wildlife were not a reasons for the previous Appeal relating to the Warish Hall Farm Scheme being dismissed. The proposed of this Application has reduced in size and development area, therefore it is considered that the impact from this proposal, if anything, would be less than that of the Warish Hall Farm Scheme and as such, this would not be a ground for refusing planning permission. With this in mind, and considering the further details provided in response to the Place Service Ecological Advice comments, it is considered that the proposals would not lead to any detrimental harm to wildlife which would constitute a sound reason for the scheme being refused.

Heritage and Archaeological Impact

- 4.24. 36no. of the public responses to the consultation set out that they objected on the grounds of Heritage and Archaeological Impact.
- 4.25. Firstly, on Archaeological Impact, it is of note that within their consultation response (dated: 11.08.23) Places Services Archaeological Advice team raised not objection to the proposals, and suggested 4no. conditions which are set out below. Within their comments they agreed that the proposed strategy within the submitted Written Scheme of Investigation can be approved.
- 4.26. With the above in mind, it is considered that there are no archaeological concerns for which the application should be refused.
- 4.27. In regard to heritage impact, within their consultation comments (dated: 23.08.23), Historic England set out no objection to the scheme.
- 4.28. Furthermore, within their consultation response (dated: 24.08.23) the Uttlesford District Council Heritage and Conservation Advice Team set out that they do not object to the proposals, which they set out would lead to less than substantial harm at the low end of the scale.
- 4.29. Heritage matters raised by consultees are addressed in the note produced by RPS, which can be found at **Appendix G**.
- 4.30. Accordingly, no statutory consultees have raised any concerns in relation to heritage and archaeological impact which would lead to the scheme being refused. As such, this addresses any concerns raised on this matter.

Impacts on the Countryside Protection Zone

- 4.31. 36no. public consultation responses objected on the basis of the impact on the Countryside Protection Zone.
- 4.32. As set out above, it is acknowledged that the Warish Hall Appeal Decision was refused and impact on the CPZ and conflict with Policy S8 was identified, albeit not set out as the reason for dismissing the Appeal.
- 4.33. In light of the Warish Hall Farm Appeal decision, a number of amendments have been made to the proposed layout to address the conflicts with Policy S8 including; the development along Smiths Green Lane, in the very eastern section of Bull Field has been removed. And the development line has been set back from the eastern edge of Priors Woodland, exposing its southern edge. As a result, the changes have retained the open character of the zone in the eastern section of Bull Field and Maggots Field, inline with the second strand of Policy S8.
- 4.34. The western section of Bull Field where the proposed development remains is well contained on all but one side, and is set back from most visual receptors, thus retaining the open characteristics of the zone (second strand of Policy S8) and also ensure there is no coalescence between the airport and existing development in the surrounding countryside (first strand of S8).

- 4.35. Within the Warish Hall Farm Appeal Decision, the Inspector states (at paragraph 32):

“the open countryside between the airport and the A120, along with Priors Wood would prevent the proposal resulting in coalescence between the airport and existing development.”

- 4.36. It is also worth noting the proposed revisions to the CPZ boundaries proposed in the Draft Local Plan (see **Appendix J**) which is addressed in further detail in Section 6 below.
- 4.37. This remains with the scheme before you, as such there is no conflict with the first strand of Policy S8.

Scheme was previously refuse/dismissed at appeal

- 4.38. 32no. public consultation responses set out that they objected to the proposals of this Application as they formed a part of a previously refused application which was also dismissed on Appeal.
- 4.39. As set out in the Planning Statement and the various submission documents, this application has been drafted in light of the decision to dismiss the Appeal relating to the Warish Hall Farm Scheme. As such, there have been a number of amendments to the scheme to address concerns and the reasons for refusal so that the scheme is now in a position where it is considered acceptable in light of this context.
- 4.40. Although there are a number of similarities, the Application before you provide for a reduced number of units and application site area when compared to the Warish Hall Farm Appeal Scheme and there are a number of material differences to the design, including, but not limited to, the removal of development in the east of Bull Field and within Maggots field, the reintroduction of historic hedgerows within Bull Field and the development being set back from the southeast corner of the woodland.
- 4.41. Accordingly, the objection that the Application formed part of the previously refused and dismissed scheme (albeit a number of amendments have been made) and should therefore also be refused, is without merit.

Overdevelopment of the area

- 4.42. 27no. public consultation responses set out objections on the grounds of overdevelopment within the area surrounding the Site. Many residents were concerned that Takeley is experiencing a large amount of growth which is not require, with the majority being housing development 4no. residents set out that Takeley is exceeding the new homes required in this area as set out in the currently adopted local plan and separately, 4no. residents also set out that UDC are currently able to demonstrate a 5-year housing land supply in light of recent planning permissions etc. Accordingly, residents argued there is no need to deliver further housing.

- 4.43. However, as clarified at paragraph 25 the Section 62A Decision (Ref. No. S62A/2023/0016) Dated: 9th August 2023 (see **Appendix Q**), the Inspector set out that the latest position on 5-year housing land supply was published on 1st April 2022, at which time UDC were unable to demonstrate a 5-year housing land supply. As this is the latest evidence available, this is what shall be relied upon in determining applications.
- 4.44. In regard to delivering upon this need in this location, Takeley is a key rural settlement, which falls just below the main urban areas of Dunmow, Saffron Walden and Stansted Mountfitchet, making it a sustainable location for future growth.
- 4.45. It has also been acknowledged by UDC (during the Warish Hall Farm Appeal and others) that there is an absence of brownfield land available within the District to deliver upon future growth needs. With this in mind, future development to meet identified needs will be required to be facilitated outside of the current development limits.
- 4.46. Accordingly, the proposed Application development and future development within Takeley is not considered to constitute overdevelopment, as this development seeks to address identified and evidenced needs on land in the most sustainable location, i.e. abutting the development limits of the most sustainable places in the District (Key Rural Settlement).

Impacts on Landscape and Character

- 4.47. 26no. public consultation responses raised objections in regards to the proposals' impact on landscape and character.
- 4.48. This formed one of the reasons for dismissing the Appeal relating to the Warish Hall Farm Development. However, since this decision, a number of changes have been made to the proposals within Bull Field, including, but not limited to; the removal of development in the east of Bull Field and within Maggots field, the reintroduction of historic hedgerows within Bull Field and the development being set back from the southeast corner of the woodland.
- 4.49. All of these changes have sought to address the previously identified impact on landscape and character to a point which, as set out in the submitted Landscape and Visual Impact Assessment, the residual adverse effects have been reduced through careful planning and consideration of each receptor potentially affected. As such, the proposals are now considered to comply with the relevant Policies.
- 4.50. With the above in mind, it is considered that the previous reason for the Appeal being dismissed on ground of landscape and character have been alleviated by way of amendments to the design and layout of development within the Bull Field parcel.

Loss of countryside / greenfield land

- 4.51. 23no. public consultation responses raise objections in regard to the loss of countryside/ greenfield land as a result of the proposals.

- 4.52. As set out within the Appeal Decision (paragraph 83) for the Warish Hall Farm Scheme, the last strand of Policy S7, which protects the countryside in its own right is not consistent with the NPPF. As such, objecting on the basis of protecting the countryside in its own right is not a sound objection in planning terms.
- 4.53. Furthermore, the impact on character, as a result of the loss of countryside / greenfield land is discussed above.
- 4.54. In regards to loss of greenfield land rather than brownfield land, which a number of residents have made reference too, citing a 'brownfield first approach' should be taken, this is addressed above, under overdevelopment which is commented on above.
- 4.55. With the above in mind, the current development and future development within Takeley is not considered to constitute overdevelopment, as this development seeks to address identified and evidenced needs on land in the most sustainable location, i.e. abutting the development limits of the most sustainable places in the District (Key Rural Settlement).

Loss of Agricultural Land

- 4.56. 22no. of the public consultation responses raised objections on the basis that the proposals would result in a loss of agricultural land. With some citing the current situation in Ukraine increasing current and future demand for 'home-grown' produce.
- 4.57. It should be noted the majority of sites proposed for allocation in the withdrawn local plan were on land considered Best and Most Versatile Land, with over 80% of agricultural land in Uttlesford considered to be within this category, the application site included.
- 4.58. The proposed development will result in the loss of approximately 5.21ha of agricultural land. This threshold is well below that required for Natural England to be consulted (20ha) as stipulated within the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.
- 4.59. The application Site is a field which is contained on three sides and forms awkward shape which is less suitable and accessible for larger machinery in some parts, reducing its efficiency for modern farming methods and would therefore be less desirable for any agricultural use.
- 4.60. In the context of the District and the region as a whole, the agricultural land within the Site forms a very small proportion of land in comparison to the total area of farmed productive land. Within Essex it is estimated to be 2,103km² in 2017 which is 59% of the total within the County. This is higher within the District, at between 66.3-80.6% being regarded as productive.
- 4.61. Therefore, the overall loss of agricultural land in this context is not considered to be significant, particularly as the Council have acknowledged, including as part of recent appeals, that it will have to accept development on hitherto unidentified greenfield sites in order to meet its housing targets before a new plan can be adopted. It is therefore considered that the requirements of Policy ENV5 are met in the absence of any alternative sites.

- 4.62. It should also be noted that loss of agricultural land was not identified by UDC as a reason for refusal on the Appeal Scheme, nor was this an issue covered by the Inspector's decision. Accordingly, given that the scheme before you result in a reduced loss of agricultural land in comparison to the Appeal Scheme it is the case that no objection will be sustained by the Council on these grounds.

Lack of water pressure/ capacity

- 4.63. 18no. public consultation comments raised objections on the basis of a lack of supply in the area currently and the inability to facilitate enough capacity for the demand which would result from this development should it be approved.
- 4.64. Affinity Water, who are the fresh water suppliers for the area, provided a consultation response on 4th September 2023, within which they raised no objections to the proposals. With this in mind it is considered that Affinity Water are content with being able to supply the development should planning permission be granted and the development brought forward.
- 4.65. Furthermore, Thames Water also provided comments (dated: 22nd August 2023) in regards to Foul and Surface Water, within which they too raise no objection to the scheme.
- 4.66. With the above in mind, although residents have raised concerns with regard to water pressure and capacity, the relevant statutory water bodies do not raise any objections to the proposals.

Loss of open space / amenity space

- 4.67. 13no. public consultation responses objected to the scheme on the basis that the proposals would lead to a loss of open space/ amenity space on the Site.
- 4.68. The Site is currently privately owned by Weston Homes, and is maintained by a farmer as tenant of the land. Accordingly, not only is the Site private land (with the exception of the two public rights of way) it is also constantly ploughed and farmed and planted meaning that the majority of the Site is not accessible and usable open space /amenity space.
- 4.69. As part of the proposals, the PROW routes will be retained and enhanced which maintains the level of public accessible space on Site which is currently provided.
- 4.70. Further to this, areas of publicly accessible open space will be provided as part of the Application proposals, which will constitute an increase in publicly accessible open space available onsite, in the context of its current status as privately owned and its current use as ploughed and farmed land.
- 4.71. With the above in mind, it is considered that the proposals would lead to an increase in publicly accessible open space/ amenity space, rather than a loss, which is suggested by a number of residents.

Lack of parking

- 4.72. 11no. public consultation responses set out objections on the grounds that the proposal included a lack of parking provision.
- 4.73. As set out on Dwg. No. WH202C_10_P_10.35 – Parking Strategy and within the Note produced by Motion in response to the consultation responses, the proposals included a provision for parking which is inline with the Essex and Local Standards. As such, an appropriate level of parking is provided and this objection is considered irrelevant.
- 4.74. Matters relating to the level of parking are also addressed within the Transport Assessment Addendum at **Appendix E**.

Light pollution

- 4.75. 10no. public consultation responses referred to increased light pollution as a reason for objecting to the Application.
- 4.76. It is noted that within their comments (dated: 24th August 2023), the Environmental Health Officer did not raise any objections to the proposal on the grounds of adverse increase of light pollution.
- 4.77. Having reviewed the comments, it is regarded that the public comments referring to light pollution are referring to the impact of an increase in light on the landscape and character. Lighting is dealt with within the submitted Landscape & Visual Impact Assessment, which sets out why the scheme, including the amendments made following the Warish Hall Farm Appeal, is acceptable in landscape and visual impact terms.
- 4.78. As such, the objection on the basis of increase light pollution and the impacts of increased lighting on the landscape has been addressed within the Application and subsequent responses from consultees.

5. Suggested Conditions

- 5.1. Within the consultation responses submitted a number of conditions we recommended to be added to the decision notice should planning permission be granted.

- 5.2. The applicant is liaising with the Local Authority in relation to the proposed conditions as there are a number of adjustments to the wording of these conditions, particularly in relation to triggers, which the Applicant wishes to suggest.

6. Draft Uttlesford Local Plan 2023 - 2024

- 6.1. Further to the consultation responses received during the consultation period, another significant matter which this response document seeks to highlight is the publication of the Draft Uttlesford Local Plan 2023- 2024. There are a number of elements within the submission document which the applicant seeks to draw the Inspectors attention to which relate directly to the proposals of this Application and the determination application for development within Takeley.
- 6.2. The following documents can be found at **Appendix J** for ease of reference:
- The UDC Draft Local Plan 2021 – 2041 (Regulation 18);
 - The UDC Draft Local Plan 2021 – 2041 (Regulation 18) Main Appendices; and
 - The UDC Draft Local Plan 2021 – 2041 (Regulation 18) Site Templates.
- 6.3. The Draft Local Plan is proposed to supersede the 2005 Plan which UDC describes (at paragraph 1.13 of the Local Plan Draft) as: “*undoubtedly now out-of-date.*” And since its adoption there has been significant changes to both national policy and legislation.
- 6.4. Paragraph 4.17 of the Draft Local Plan set out that a provision of at least 14,356 new homes is to be delivered in the plan period which is capture in Core Policy 2. This reflects the objectively assessed need for housing as set out in the updated Local Housing Need Assessment, 2023.
- 6.5. Paragraph 4.18 of the Draft Local Plan sets out that UDC will meet this objectively assessed need through; strategic allocations (sites of 100 or more dwellings); non-strategic allocations (sites of 99 or fewer dwellings); and also through ‘windfall’ sites.
- 6.6. Table 4.4 sets out the Strategic Allocation identified within the South Uttlesford area, of which Takeley is identified as a Local Rural Centre, with an allocation of 1,636 new homes (see table reproduced below). Out of all the settlements identified for potential growth, UDC allocates the highest amount of housing delivery within Takeley (where the application site is situated), compared to any other settlement, which emphasises the Councils stance on growth within the area from a policy perspective.

Table 4.4: Strategic Allocations identified for South Uttlesford

| Settlement/ Parish | Settlement Type | Site Name | Number of Dwellings |
|--------------------------|-----------------------|--|------------------------|
| Great Dunmow | Key Settlement | Church End East | 869 |
| Stansted Mountfitchet | Key Settlement | Walpole Meadows North, East of Pennington Lane | 250 |
| | | East of High Lane North | 140 |
| Takeley | Local Rural Centre | | 1,636 |
| Total | | | 2,895 |

Figure 2 - UDC Draft Local Plan - Table 4.4: Strategic Allocations identified for South Uttlesford

- 6.7. As set out above, Takeley is identified in the Draft Local Plan as a Local Rural Centre, which is defined (on page 40) as “either small towns or large villages with a level of facilities and services and local employment to provide the next best opportunities for sustainable development outside of the Key Settlements.”
- 6.8. Page 41 then goes on to set out that within Local Rural Centres, “There is a presumption in favour of sustainable development within the existing built area of Key Settlements, Small Towns and Larger Villages. Development outside the existing built areas of these settlements will only be permitted where it is allocated by the Local Plan 2041 or has been allocated within an adopted Neighbourhood Development Plan, or future parts of the Local Plan.”
- 6.9. Relevant to this is the allocation of 1,635 dwelling within Takeley / Little Canfield which is set out under Core Policy 10 (South Uttlesford Area Strategy).
- 6.10. Figure 6.4 on page 72 sets out the proposed Strategic Allocation in Takeley in terms of the spatial orientation of the uses (this figure is reproduced below). Furthermore, a ‘site template’ is also provided for Takeley which sets out further details in relation to the allocation.

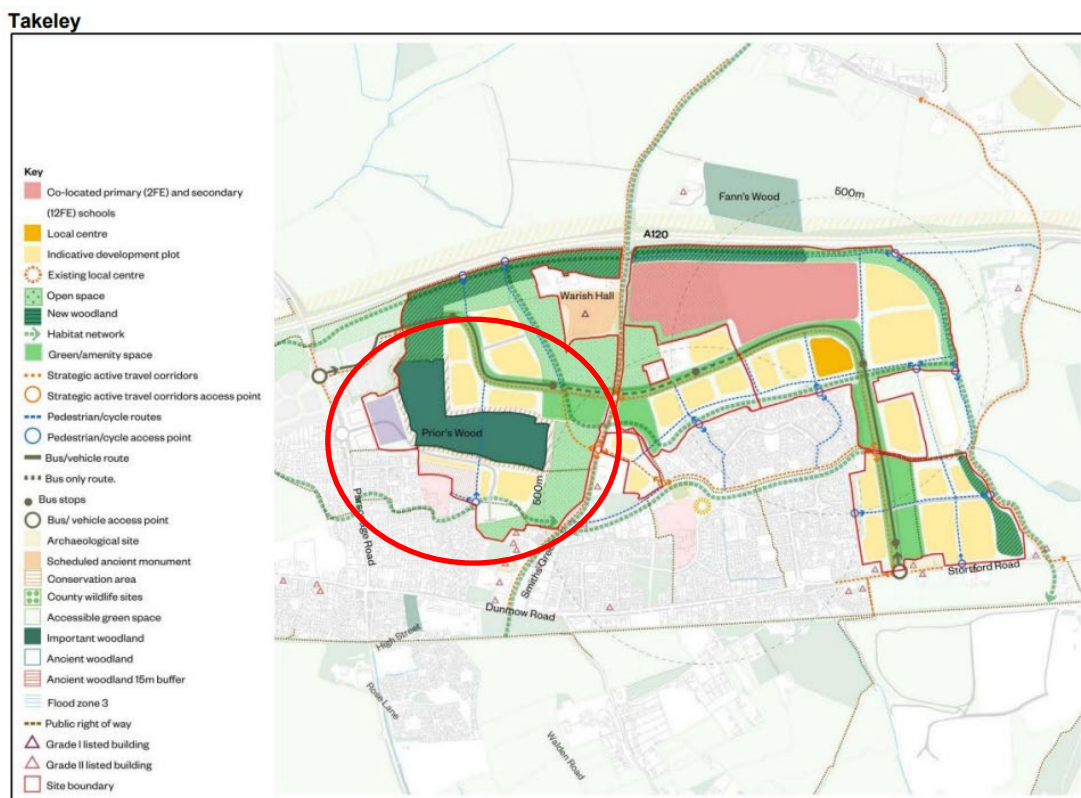


Figure 3 - UDC Draft Local Plan - Figure 6 .4 - Proposed Strategic Allocations at Takeley

- 6.11. The application site is indicated as containing an indicative development plot, reflective of the layout of the application before you, as well as a piece of land which is hatched in grey and white, which represents the school extension land proposed by this application is situated.

- 6.12. In order to facilitate the proposed amount of growth in Takeley, there have been updates and revisions to the Countryside Protection Zone (CPZ), as indicated at Appendix 8 of the Draft Local Plan. This includes removing the area of CPZ to the north of Takeley and south of the A120.
- 6.13. This indicates that from UDC’s perspective, that this part of the CPZ is not sacrosanct, especially in light of a number of recent Appeals and Planning Decisions, and the draft allocation within the Takeley area. Please see the amended CPZ map below.

Proposed CPZ Boundary (Map not to scale)

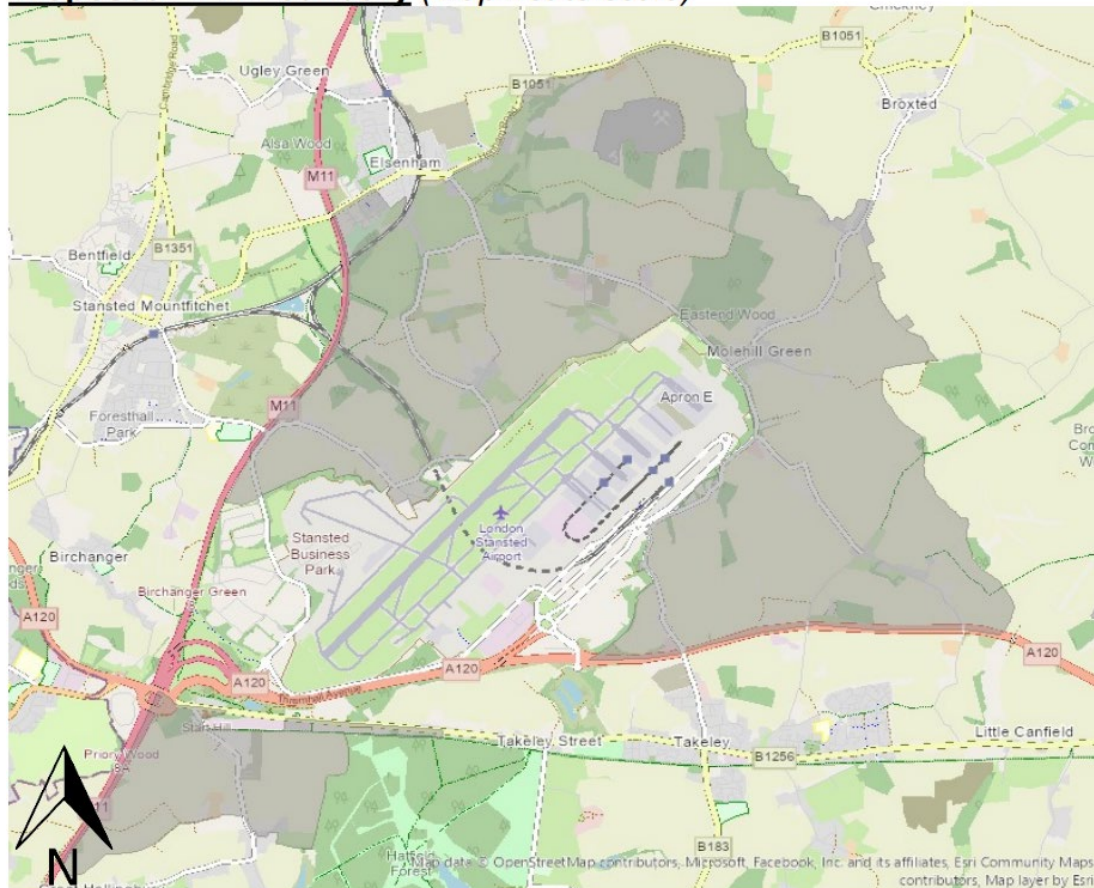


Figure 4 - UDC Draft Local Plan - Proposed CPZ Boundary

- 6.14. With the above in mind, it is clear that from a policy perspective, UDC are seeking to address a large amount of their objectively assessed need for housing within the Takeley area, including on the application site. This indicates that UDC are supportive of and even advocate further development in Takeley and in particular, on the application site alongside new facilities and infrastructure. Whilst the Draft Local Plan can attract only limited weight in its early form, we ask that this is considered as part of the determination of the application before you.

7. Conclusion

- 7.1. This document provides an overview to the consultation comments provided by both consultees and the public.
- 7.2. The document sets out detailed responses to each comment and refers to a number of further documents which have been produced by relevant consultants (appended to this report) to address comments and requests made by individual consultees.
- 7.3. These concerns and requests have now been fully addressed and/or alleviated. As such it is considered there are no outstanding objections to the Application and planning permission should be granted without delay.