

Ecology Solutions Limited  
Cokenach Estate  
Barkway  
Royston  
Hertfordshire  
SG8 8DL

+44(0)1763 848084  
east@ecologysolutions.co.uk



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## LAND AT WARISH HALL FARM, NORTH OF JACK'S LANE, TAKELEY | UTT/22/3126/FUL

### BRIEFING NOTE: SMITHS GREEN LANE VISIBILITY SPLAYS

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1. Ecology Solutions acts for Weston Homes in respect of the planning application for the land north of Jack's Lane, Takeley (Planning ref: UTT/22/3126/FUL).
2. This note considers the potential ecological effects of work to establish suitable visibility splays for the proposed access from Smiths Green Lane on the western site boundary.
3. A comparison of the existing situation with the proposed, showing the area of vegetation to be removed, is included at Appendix 1.
4. The area in question is shown in Figure 1 below.



**Figure 1.** Existing Jack's Field access from Smiths Green Lane (Google Earth). The vegetation in question is to the right of the existing access.

5. It is necessary to widen the existing access to facilitate safe highway access into the site. This will require removal of the northern section of the Blackthorn *Prunus spinosa* / Hawthorn *Crataegus monogyna* hedgerow, as well as a Goat Willow *Salix caprea* shrub.

6. These works will have negligible effects on wildlife. The Goat Willow does not possess potential bat roost features. Removal of vegetation should take place outwith the bird nesting season to avoid a potential offence under the Wildlife & Countryside Act 1981 (as amended), or following a check survey by an ecologist. New native planting as part of the proposed development would offset losses to nesting and foraging habitat.

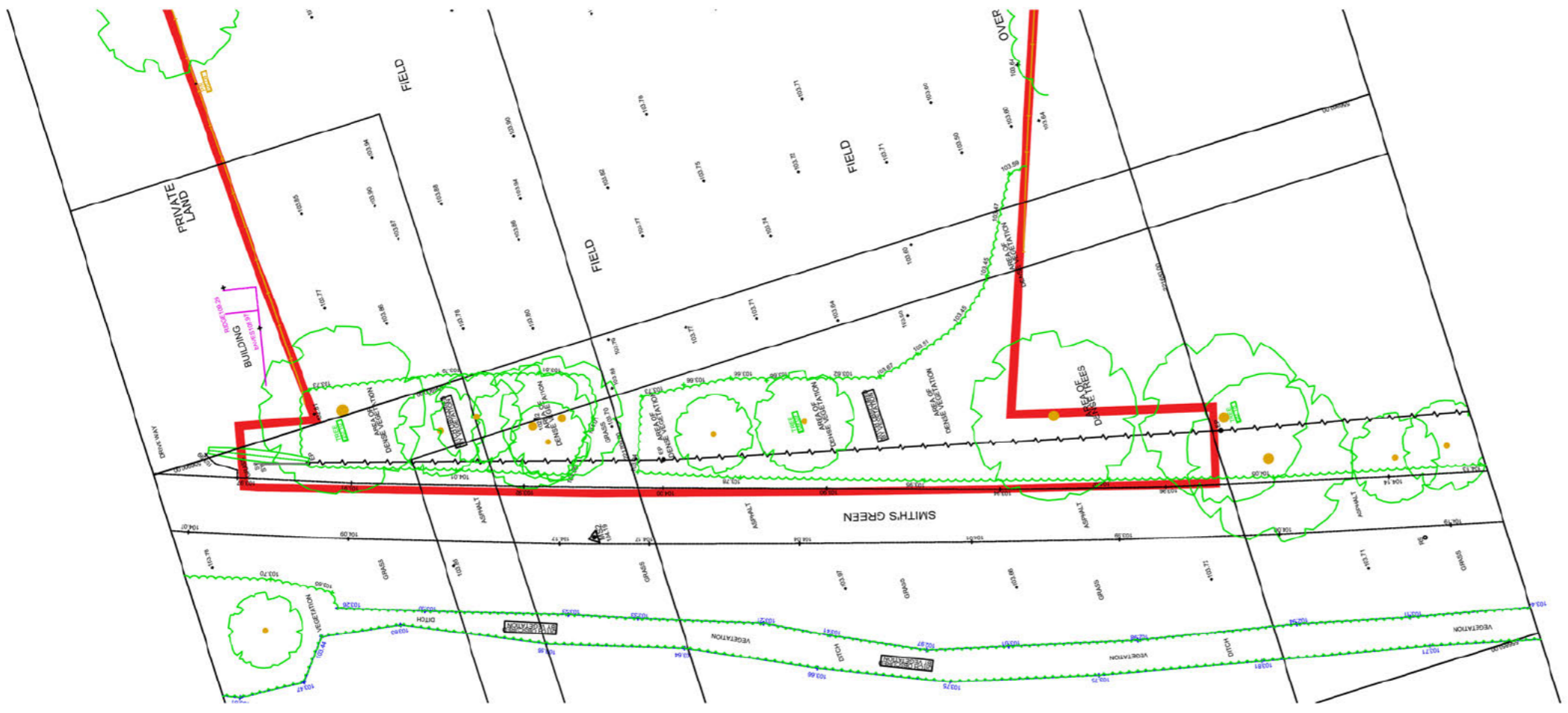
### **Appendices**

- Appendix 1: Proposed vs Existing Topographical Plan (Weston Homes)

Ecology Solutions  
October 2023

## **APPENDIX 1**

Proposed vs Existing Topographical Plan  
(Weston Homes)



00 Existing Entrance Plan



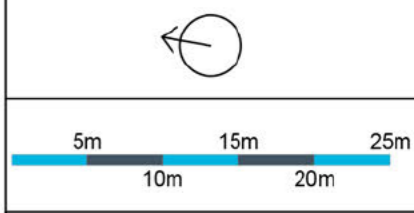
01 Proposed Entrance Plan

VEGETATION WITHIN THE VISIBILITY SPLAY TO BE CUT BACK

Notes:

Rev

02



**PLANNING ISSUE**

**Title**  
PROPOSED VS EXISTING TOPOGRAPHICAL PLAN

**Site**  
JACKS GREEN, TAKELEY

<b>Date</b> SEPT 23	<b>Drawn</b> DJK	<b>Checked</b> PMR
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**Scale**  
1:500@A3

**Drawing No.**  
WH202.WST.P1.ZZ.DR.PL.50.53



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<b>Head Office</b> Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU, T: 01279 873333	<b>London Office</b> 10 Portman Square, London, W1H 6AZ T: 0203 096 7238 email: info@weston-homes.com
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# **ECOLOGY**SOLUTIONS

Part of the ES Group

Ecology Solutions Limited | Cokenach Estate | Barkway | Royston | Hertfordshire | SG8 8DL

01763 848084 | [east@ecologysolutions.co.uk](mailto:east@ecologysolutions.co.uk) | [REDACTED]