

TOWN AND COUNTRY PLANNING ACT 1990 (AMENDED)

Section 62A Planning Application: S62A/2023/0019 Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane, Takeley, Essex, CM22 6NZ (Land known as Bulls Field, Warish Hall Farm, Takeley, Essex)

My speaking notes at PINS Hearing 13 November 2023

As a local resident of Takeley, I strongly object to this proposed development as set out my written evidence to PINS on 4th September. This arable greenfield site is surrounded by rural landscape forming the setting to Smiths Green Lane, a Protected Rural Lane, and Jacks Lane. This has a distinctive rural agrarian character. The housing development would adversely affect and harm the rural nature and heritage of Takeley.

This proposed development contravenes a significant number of Uttlesford District Council Policies, namely:

Policy ENV3 Open and visually important Spaces and Trees all of which would be lost.

ENV7 the Protection of the Natural Environment to avoid degradation of the biophysical environment, certainly permanently by overconsumption, population growth and technology, ENV7 places restraints on activities that cause environmental degradation and harm to the natural environment.

ENV8 covering Landscape Elements of Importance for Nature Conservation. This application would adversely affect landscape elements including hedgerows, larger semi-natural or ancient woodlands, semi-natural grass lands and green lanes.

ENV9 Historic Landscapes. This application would harm local historic landscapes and protected lanes.

S7 the Countryside.

Policy S7 specifically addresses the countryside by protecting and enhancing the natural environment as an important component of

sustainable development as set out in Section 15, paragraph 174 onwards of the National Planning Policy Framework (NPPF). This proposed housing development would diminish the quality of life and amenity enjoyed by residents currently living around the proposed site.

The development would also adversely affect a number of designated heritage assets such as the Grade I Listed Warish Hall and ten Listed properties in Smiths Green. Paragraph 199 of the NPPF is clear that *'great weight should be given to assets conservation'*.

Policy S8 the Countryside Protection Zone (CPZ). The proposed site lies within Parcel 5 of the CPZ. Policy S8 was first adopted in the UDC 1995 Local Plan where it said *"The priority within this zone is to maintain a local belt of countryside around the airport that will not be eroded by coalescing developments"*. In 2018 UDC commissioned an independent study into the CPZ which reported that if Smiths Green Parcel 5 were released it would result in an overall **HIGH level of harm**.

This site was previously included in an earlier larger planning application which was dismissed on appeal (Appeal Decision APP/C1570/W/22/3291524 dated 9 August 2022). The Appeal Inspector's Planning Balance and Conclusion said inter alia *"I have identified that the proposal would be harmful to the character and appearance of the area in terms of its adverse effect on landscape character and visual impact [and] would reduce the open character of the CPZ"*.

Finally and fundamentally, there is no **Need** for this housing development. UDC has now published its revised 5 year land supply and housing projections at April 2023 (UDC Cabinet meeting 16 October 2023 "<https://www.uttlesford.gov.uk/article/7051/Housing-Trajectory-and-Five-Year-Land-Supply>").

This clearly shows that the council is able to demonstrate a housing supply of 5.14 years for the period 2023 - 2028. This is above the minimum threshold of 5 years as set out in the NPPF and paragraph 11 of the NPPF is therefore not engaged.

The Planning Inspectorate is strongly urged to refuse this application.