

JACKIE CHEETHAM – PINS HEARING 13<sup>TH</sup> NOVEMBER 2023

THE CPZ IS ONE OF THE MOST IMPORTANT POLICIES THAT UTTLESFORD DISTRICT COUNCIL HAS AND WAS RECOMMENDED AS PART OF THE 1981/1983 STANSTED AIRPORT INQUIRY, TO KEEP STANSTED AN AIRPORT IN THE COUNTRYSIDE AND PREVENT THE ZONE BEING ERODED BY COALESCING DEVELOPMENTS.

IN THE APPEAL ON THE LARGER SITE, THE INSPECTOR SAID [QUOTE]

“I HAVE IDENTIFIED THAT THE PROPOSAL WOULD BE HARMFUL TO THE CHARACTER AND APPEARANCE OF THE AREA IN TERMS OF ADVERSE EFFECT ON LANDSCAPE, CHARACTER AND VISUAL IMPACT AND WOULD REDUCE THE OPEN CHARACTER OF THE COUNTRYSIDE PROTECTION ZONE”.

HE ALSO SAID THAT THE TWO LISTED BUILDINGS ADJACENT TO THE FIELD WOULD SUFFER HARM TO THEIR SETTINGS IF THIS DEVELOPMENT WENT AHEAD

” IN MY VIEW, THE NEW PROPOSAL DOES NOT TAKE AWAY THAT HARM, AS THE APPLICANTS HERITAGE DOCUMENT CLAIMS. THE DISTANCE BETWEEN THE NEW DEVELOPMENT AND THE BACKS OF THE LISTED BUILDINGS IS STILL NOT ENOUGH THAT THE SETTINGS OF THESE TWO LISTED DWELLINGS WILL NOT BE COMPROMISED.

THEY CLAIM THAT AS THERE ARE TREES BEHIND THE TWO PROPERTIES THESE WILL SHIELD THEM FROM HARM. AS THE OWNER OF ONE OF THESE PROPERTIES I DO NOT HAVE A SAY ON WHAT HAPPENS TO THESE TREES AS I DO NOT OWN THEM AND THEY LOSE THEIR LEAVES IN WINTER, WHICH OPENS UP THE VIEWS INTO AND OUT OF THE FIELDS. THE NEW BUILD WILL TAKE AWAY FROM THE SETTING OF THE LISTED BUILDINGS, AND THE CONSERVATION AREA WHICH WAS APPROVED AND SIGNED OFF AT THE UDC CABINET MEETING ON NOVEMBER 2<sup>ND</sup> 2023.

SMITHS GREEN HAS NOT CHANGED MUCH IN THE PAST 500 YEARS AND BULLFIELD IS VERY IMPORTANT FOR THAT SETTING. THE INSPECTOR AT THE LAST INQUIRY HIGHLIGHTED THE SETTING OF THE LISTED BUILDINGS,

“THEIR SETTINGS TO THE NORTH INCLUDE THE OPEN ASPECT OF BULL FIELD ACROSS IT AGRARIAN LANDSCAPE TO PRIORS WOOD. THIS MAKES A POSITIVE CONTRIBUTION TO THEIR SIGNIFICANCE. BY INTRODUCING DEVELOPMENT INTO THIS AREA, THE PROPOSAL WOULD FAIL TO PRESERVE THE SETTING OF THESE LISTED BUILDINGS, THEREBY DETRACTING FROM THEIR SIGNIFICANCE”.

THE ANCIENT WOODLAND OF PRIORS WOOD WOULD BE COMPROMISED BY THIS NEW DEVELOPMENT AS THE PROPOSAL IS INTRODUCING HARD LANDSCAPE INTO THE AREA OF LIGHTS PAVED CYCLEWAYS ALL WITHIN THE BUFFER ZONE. BY BUILDING HOUSES IN THIS LOCATION THERE WILL BE MORE FOOTFALL WHICH WILL DESTROY THE UNDERGROWTH AND THE WILDLIFE WITH DEPART FROM THEIR HABITAT. THIS APPLICATION WOULD TAKE AWAY THE HERITAGE OF THE AREA OF TAKELEY THAT IS MENTIONED IN THE DOOMSDAY BOOK.

WHEN ENTERING SMITHS GREEN FROM THE NORTH ON THE PROTECTED LANE, YOU WILL LOSE THE VIEWS ACROSS THE FIELD AND ALTHOUGH THE BUILDINGS ARE SET BACK YOU WILL STILL SEE THE HOUSING ESTATE, SPOILING THE ONCE RURAL LANDSCAPE. THIS WILL URBANISE ONE OF THE LAST SWATHES OF AGRICULTURAL LAND FROM THE VILLAGE AS MOST OF THE GREEN WEDGES ALONG THE B1256 HAVE ALREADY BEEN BUILT ON.

UTTENSFORD DISTRICT COUNCIL NOW HAVE A 5.14 YEAR LAND SUPPLY AND THEREFORE THERE IS NO NEED FOR THIS SPECULATIVE DEVELOPMENT. THIS APPLICATION IS CONTRARY TO ENV2, ENV3, ENV7, ENV8, ENV9 AND POLICY S7 AND S8.

HERITAGE AND HISTORY ARE VERY IMPORTANT, THEY ARE THE FOUNDATIONS OF A VILLAGE, TAKE THEM AWAY AND YOU TAKE AWAY THE SOUL OF THE VILLAGE. I WOULD ASK YOU TO REFUSE THIS APPLICATION.

Jackie Cheetham

