

**From:** [REDACTED]  
**Sent:** 05 December 2023 14:39  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** PLANNING APLANNING APPLICATION S62A/2023/0027 : Takeley

## **TOWN AND COUNTRY PLANNING ACT 1990 (AMENDED)**

### **PLANNING APPLICATION S62A/2023/0027 : Full planning application for Erection of 40 dwellings, including open space landscaping and associated infrastructure. Land at Warish Hall Farm, North of Jacks Lane and Smiths Green Lane Takeley**

As a local resident of Takeley, I strongly object to this proposed development of 40 dwellings on this arable greenfield site which is surrounded by rural landscape forming the setting to Smiths Green Lane, a Protected Rural Lane, and Jacks Lane. Takeley is a collection of discrete hamlets with a distinctive rural agrarian character located in a region of a small number of market towns and a large number of small villages. This proposed development would adversely affect and harm the countryside character and attraction of living in this part of Uttlesford/east Herts.

The harms caused would damage the setting, rural nature and heritage of Takeley village and in particular the surrounding greenfield environment. The quality of life and amenity for residents bordering this greenfield site would be diminished. Smiths Green is designated by the Local Government Authority as a Conservation Area for which the Appraisal and Management Plan was approved by Uttlesford District Council (UDC) Cabinet on 2 November 2023 "<https://www.uttlesford.gov.uk/conservation-area-appraisals#:~:text=The%20Smiths%20Green%20Conservation%20Area,Cabinet%20on%202%20November%202023..>

Additionally, significant harm will result from additional car use adversely impacting the Protected Rural Lane.

This proposed development contravenes a significant number of UDC Policies, namely:

#### **Policy ENV3 - Open Spaces and Trees**

It would result in the loss of traditional open spaces and other visually important spaces.

#### **Policy ENV8 - Other Landscape Elements of Importance for Nature Conservation**

It would adversely affect landscape elements including hedgerows, larger semi-natural or ancient woodlands, semi-natural grass lands and green lanes.

#### **Policy ENV 9 – Historic Landscapes**

It would harm local historic landscapes and protected lanes.

#### **Policy S7 - 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 the National Planning Policy Framework (NPPF). The proposed development would diminish the quality of life and amenity enjoyed by residents currently living around the proposed site.

The proposed 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. Furthermore, the proposed development would detract from the setting of our local heritage assets and historic open countryside. Warish Hall road is a recognised 'Protected Lane'. Paragraph 199 of the NPPF is clear that '*great weight should be given to assets conservation*'.

### **Policy S8 – Countryside Protection Zone**

Significantly, the proposed site lies within Parcel 5 of the Countryside Protection Zone (CPZ). UDC 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*". The CPZ is a well-established and longstanding policy, designed to maintain a local belt of countryside around Stansted Airport.

In 2016 UDC commissioned a study to assess the CPZ. The resulting LUC report "[https://www.uttlesford.gov.uk/media/5896/Countryside-Protection-Zone-Study-LUC-2016/pdf/Uttlesford\\_CPZ\\_Study\\_Approved\\_Final.pdf?m=636015910846570000](https://www.uttlesford.gov.uk/media/5896/Countryside-Protection-Zone-Study-LUC-2016/pdf/Uttlesford_CPZ_Study_Approved_Final.pdf?m=636015910846570000)" concluded that Parcel 5 (Smiths Green) of the CPZ which contains the proposed site would result in an overall **HIGH level of harm** if this parcel were released.

Additionally, 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*". This conclusion is fully relevant for this application.

Finally, there is no **Need** for this development. UDC has now published its revised 5 year land supply and housing projections as 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 UDC 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. UDC's calculated 5-year housing land supply demonstrates an actual supply of 3,695 dwellings, equating to a surplus of 104 dwellings over the five-year period (including a 5% buffer).

### **Conclusion**

For the reasons given above, the Planning Inspectorate is strongly urged to refuse this application.

I should be grateful for your confirmation that my submission has been safely received by PINS.

In the event that a hearing is scheduled, I would wish to speak at the hearing.

Martin Peachey

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5 December 2023