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From: Fiona Perrott-Humphrey [REDACTED]

Sent: 18 December 2023 12:52

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Cc: [REDACTED]

Subject: Planning Application: ref No S62A/2023/0027 - Objection from Dr.F.E.Perrott-Humphrey, Salix Jacks Lane, Takeley CM22 6NT

TO WHOM IT MAY CONCERN, please find herewith representation relating to planning application S62A/2023/0027, viz: Full planning application for Erection of 40 no. dwellings, including open spaces landscaping and associated infrastructure. Location: Land at Warish Hall Farm north of Jacks Lane, Smiths green, Takeley.

As a long time resident of [REDACTED], I ( Dr Fiona Perrott-Humphrey) strongly object to this proposed development of 40 dwellings on this arable greenfield site surrounded by rural landscape forming the setting to Smiths Green Lane, a Protected Rural Lane, and Jacks Lane.

Warish Hall Lane is a Protected Rural Lane. Its status as such, allowing pedestrians one of the last few areas ( including Jacks Lane) to walk safely with children and dogs, would be totally undermined by the proposed development. Most importantly, ESSEX HIGHWAYS HAS RAISED NUMEROUS OBJECTIONS to this development in its submission to UDC.

As more and more new house and warehouse applications have recently been approved for Takeley, the traffic problems in The Street, Dunmow Road and Parsonage Road are currently evidence of the pressures being imposed on roads in the centre of the village. That damage has already been done, and with the current downturn in the housing market, many of these developments could stand empty for some years to come, further undermining the fabric of the village. To allow this application to bring further congestion to a rural part of the village is wholly unsupportable. Drivers ( particularly taxis in a hurry to and from the airport) are increasing using Parsonage Lane (Warish Hall Road) for a "rat run" to avoid the congestion on the three main routes mentioned above. Approval of this development with its egress on this protected lane would not be acceptable. Additionally, permission is required from the Secretary of State to erode the village green to enable the egress to be built.

Other Takeley infrastructure is also already under strain - the sewage works are at full capacity; we have water pressure issues; and arable agricultural land is being eroded instead of farmed at a time of food shortages/

I purchased the copse in Jacks Lane ( which directly abuts the area under application for intensive housing development) to maintain an area where the deer herds could continue to enjoy access to their ancient paths that have been severely undermined over the past few years by the inordinate number of housing development approvals ( and now a warehousing development) in Takeley. All of these involve concreting over and fencing off previously natural areas, plus unconscionable traffic congestion, all of which undermine the biodiversity UDC claims to be encouraging.

The copse and surrounding fields are also host to much other biodiversity such as bats, birds of prey and hedgehogs. It is also enjoyed by the communities of Priors Green and Smiths Green, as well as Jacks Lane, as they walk to school, or walk with young children and/ or dogs. I continue to plant

native UK species of trees in the copse to replace those which fall and die of natural causes . THIS DEVELOPMENT WOULD SERIOUSLY THREATEN THE BIODIVERSITY OF THE AREA.

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.

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). It is important to recognise the Appeal Inspector's Planning Balance and Conclusion when he dismissed the appeal. He 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".

Since then, the applicant submitted a smaller application, just for Jacks Field. S62A/2023/0016: THIS WAS REJECTED BY ANOTHER INSPECTOR ON 9th AUGUST 2023, following a hearing held on 25th July.

Based on these two decisions, it should be very clear that the proposed development contravenes a significant number of Uttlesford District Council (UDC)

#### RELEVANT POLICIES:

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

It would result in the loss of traditional open spaces and other visually important spaces, in particular those supporting a population of fallow deer whose traditional wide ranging pathways have been increasingly constrained by the deluge of new housing dumped on Takeley over the past few years. The privately owned copse that abuts Jacks Field is purposely left in its natural state by me, the owner, to encourage the wildlife diversity which UDC claims to encourage - these include birds ( including owls), bats, fallen trees left where they are to host diverse fungi and other smaller animals.

##### 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. In November 2023, Smiths Green was officially designated a Conservation Area,

## Policy S7 - Countryside

This policy 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'. 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://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.uttlesford.gov.uk%2Fmedia%2F5896%2FCountryside-Protection-Zone-Study-LUC-2016%2Fpdf%2FUttlesford\\_CPZ\\_Study\\_Approved\\_Final.pdf%3Fm%3D636015910846570000%25E2%2580%259D&data=05%7C02%7Csection62a%40planninginspectorate.gov.uk%7C2f06be9f86414f7c785508dbffc8545f%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638385008213097692%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=8lhd5g5BZsJmCawNA%2Fv%2BWGNIXyRqjL47HL91YJYZFHU%3D&reserved=0](https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.uttlesford.gov.uk%2Fmedia%2F5896%2FCountryside-Protection-Zone-Study-LUC-2016%2Fpdf%2FUttlesford_CPZ_Study_Approved_Final.pdf%3Fm%3D636015910846570000%25E2%2580%259D&data=05%7C02%7Csection62a%40planninginspectorate.gov.uk%7C2f06be9f86414f7c785508dbffc8545f%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638385008213097692%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=8lhd5g5BZsJmCawNA%2Fv%2BWGNIXyRqjL47HL91YJYZFHU%3D&reserved=0) 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.

Finally, there is NO Need for an intensive housing development of this nature in this location, with its potential for appalling impact on the immediate area. . The emerging Local Plan, that was withdrawn in 2020, allocated a total of 698 new dwellings for Takeley in the period from 2011 to 2033, with just 20 remaining to be delivered by allocation. This allocation figure of 698 dwellings has already been exceeded. Takeley Street is currently full of FOR SALE signs of houses not being sold. Those that are, are being sold to out of towners who will be using cars to commute from the village to their places of work or schooling, undermining climate change policies championed by UDC .

The UDC has within the past month declared that it now already has more than five years pipeline of housing.

There is absolutely no defensible rationale for allowing a high density housing development in this rural edge of Takeley.

With respect, I strongly exhort The Planning Inspectorate to reject this application.

Yours sincerely,

Dr.Fiona Perrott-Humphrey

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