

From: Jackie Cheetham [REDACTED]
Sent: Thursday, January 9, 2025 9:56 AM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Re: Section62A/2023/0019 Land to the North of Roseacres between Parsonage Road and Smiths Green Lane.

Dear Sir

Section62A/2023/0019 Land to the North of Roseacres between Parsonage Road and Smiths Green Lane.

I wish to add the following reasons to my other objections to the application to build 96 dwellings on land north of Roseacres between Parsonage Road and Smiths Green Lane known by the village as BullField.

Since the last appeal decision that has recently been overturned by the high court the following planning decisions have taken place.

The Smiths Green Conservation Area has been confirmed passed by UDC Cabinet in November 2023, confirmed in December 2023.

The planning application site is mentioned in the Smiths Green Conservation Area Document, and I quote from the document section "setting of the Smiths Green Conservation Area":

"the setting of Smiths Green Conservation Area draws significance from its setting particularly to the north. The flat and open fields permit views when travelling to and from the Conservation Area, here the rural character is prominent and particularly important. The surrounding agricultural land has a close functional relationship to Smiths Green and contributes to our experience of the Conservation Area, including our understanding of the surrounding landscape and tranquillity."

Also in View 8 of the document the text reads "...the agricultural land and its open character contributes to the Historical interest of Smiths Green and the individual buildings within".

In Regulation 19 of the Uttlesford District Council Local Plan review, UDC has removed the proposal to build houses on Bullfield which was in Regulation 18 and has designated this area and the ancient wood of Priors Wood as open space. After a further review by Consultants the Council have left this site in the Countryside Protection Zone.

Reg 19 was submitted on the 18th December to the planning Inspectorate and an examination in public should be taking place later this year.

Priors Wood is an ancient wood dating back to Medieval Times. The wood would suffer dramatically if this application is allowed permission. Already the edge of the wood is suffering near to the new road which has been built to enable goods vehicles to service the warehouses on Seven Acre Field. The revised NPPF paragraphs 192/193 advocates refusal if ancient trees or Flora and Forna and biodiversity are damaged by development. This would happen if this development is allowed.

The NPPF also talks about respecting the countryside and protecting wildlife corridors.

There is a wildlife corridor used regularly by the local deer across BullField from Priors Wood to access the wood behind the Cottage and adjacent to Beech Cottage on Smiths Green. If this field is

developed this will cause another problem for the local wildlife who have already lost many of their wildlife corridors due to development in Takeley.

For the reasons given above I ask the inspector to refuse this application planning permission.

If this application is going to be held as a public hearing, please may I request to speak.

Yours faithfully
Mrs Jackie Cheetham

[Redacted signature block]