

Representation from Mr. B Pinchback

S62A/2023/0019 – Planning Application for erection of 96 Dwellings

An independent report/assessment was commissioned by Uttlesford District Council(UDC) on the harms that development would cause within the CPZ zone in Takeley, following a public consultation on the REG18 Local Plan. This study was conducted by HANKINSON DUCKETT ASSOCIATES and the relevant text can be found in Paragraph 8.7 on page 15 of the study.

This highlighted very clearly that any development west of Smiths Green Lane, which includes Bulls Field and the Ancient Woodland known as Priors Wood, would have a detrimental impact in this ancient rural setting.

On this information UDC removed this site from the strategic allocations in REG19 Local Plan and is now looking to strengthen the policy to preserve and protect the CPZ in this location.

This is a very sensitive area, which has remained a rural landscape for hundreds of years and this Rural landscape encompasses the hamlet of Smiths Green, the Grade 1 listed Ancient Monument of Warish Hall, the non-designated Protected Laner, the newly designated Conservation Area of Smiths Green as well as the Ancient Woodland of Priors Wood.

To ignore further independent evidence to protect this sensitive area would lead to a loss of important historic landscape setting and habitat for current and future generations to appreciate.

Mr B Pinchback

