

Representation from Cllr Bagnall

Section 62A Planning Application: S62A/2023/0019 Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane, Takeley, Essex, CM22 6NZ (Land known as Bull Field, Warish Hall Farm, Takeley, Essex)

Further to my previous representation, I would like to add the following observations for the re-hearing of the above S62A application.

Uttlesford District Council(UDC) has now submitted it's REG19 Local Plan to the 'Inspectorate; and this site is no longer part of the Strategic Allocations within that submission. The main reasons for its removal was the impact on that particular parcel of the CPZ, where it was agreed that the level of harm was significant and would have a detrimental impact on the open characteristic of this rural location, along with the significant impact on the newly adopted 'Smiths Green' Conservation Area and also the Ancient Woodland know as Priors Wood, which is classified as an 'Irreplaceable Habitat'.

The removal of this site followed an extensive consultation of the local population along with an assessment of the remaining CPZ parcels, by HANKINSON DUCKETT ASSOCIATES in May 2024, where it was agreed that more protection should be afforded to Parcel 5(identified in LUC Study of June 2016) and in particular this location adjacent to the Ancient Woodland of Priors Wood.

As stated, the Ancient Woodland is an irreplaceable habitat and as such is afforded greater protection under planning. There is a particular concern with regard to the harm that would be occasioned to the ancient woodland adjacent to the built development and road infrastructure. This type of harm is one that, because it affects irreplaceable habitats, is, in my view, one which is capable of providing a clear reason for refusing the development proposed in the tilted balance, based on the clear and demonstrable protection of such assets by NPPF in paragraph 180c. Thus, sub-paragraph (i) of paragraph 11(d) would also apply and having regard to footnote 7 which includes irreplaceable habitats among matters subject to the application of NPPF policies that protect areas or assets of particular importance, the harm that would be occasioned to ancient woodland provides a clear reason for refusing the development proposed.

The applicant will no doubt state that UDC is not able to demonstrate a 5 year housing supply, however, I do not believe that the 'tilted balance' should be engaged as there is clear harm to 'Irreplaceable Habitat'.

It should be noted that the latest figures show that UDC has granted permission for over 8500 homes.

If the inspector feels a hearing is required, I would respectfully request an opportunity to speak at the hearing.

Geoff Bagnall

Ward Councillor

Takeley and Little Canfield