

From: [REDACTED]

Sent: Friday, January 10, 2025 10:53 AM

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

Subject: Redetermination of Section 62A Planning Application: S62A/2023/0019 Land to the north of Roseacres, between Parsonage Road and Smiths G

Dear Sir / Madam

We am writing to object to the

**Redetermination of 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)**

Subsequent to the earlier refusal of Weston Homes to build 96 dwellings on the land identified above, the following additional reasons for rejecting such a proposal have occurred:

- The Smiths Green Conservation Area has been confirmed. This recognised the value of the countryside nearby and this would be significantly harmed in the event that this proposal is now approved.
- Uttlesford District Council have submitted their proposed local plan on 18 December 2024 to the Secretary of State. This submission does not include housing development on Bulls Field, rather the land is designated as “Open Space/Green Infrastructure”.

As mentioned in response to the original proposal, the proposed housing, together with the infrastructure required to support them, would be located very close to the ancient woodland known as Priors Wood. It is very easy to damage ancient woodland, along with the biodiversity that it provides, and correspondingly very difficult to not damage it. Weston Homes have demonstrated their inability to develop sensitively to such sites by the way they have acted in relation to their building of industrial units adjacent to this woodland, as granted by an earlier approval. Therefore, they should not be granted approval to further damage this woodland by approving this proposal.

Yours faithfully
Janice and Richard Hughes