

From: [REDACTED]

Sent: 09 January 2025 18:07

To: Planning <planning@uttlesford.gov.uk>

Subject: [External] >> Redetermination of Section 62A Planning Application S62A/2023/0019

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

As a local resident of Takeley, I strongly object to this proposed development of 90 dwellings on this arable greenfield site which is surrounded by rural landscape. The countryside landscape to the east forms the setting to Smiths Green Lane, a Protected Rural Lane, and Jacks Lane. 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.

I believe this proposed development would contravene a significant number of Uttlesford District Council (UDC) Policies, namely:

Policy ENV3 - Open Spaces and Trees

It would result in the loss of traditional open spaces and other visually important spaces.

Policy ENV7 - The Protection of the Natural Environment

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.

Policy S7 - Countryside

Policy S7 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 National Planning Policy Framework (NPPF) December 2024 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://www.uttlesford.gov.uk/media/5896/Countryside-Protection-Zone-Study-LUC-2016/pdf/Uttlesford_CPZ_Study_Approved_Final.pdf?m=636015910846570000" concluded that

Parcel 5 of the CPZ which contains the proposed site would result in an overall **HIGH level of harm** if this parcel were released.

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). The Appeal Inspector's Planning Balance and Conclusion 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*". This Planning Balance and Conclusion is fully relevant for this Bulls Field application S62A/2023/0019.

Smith's Green was made a Conservation Area in December 2023 – this borders the eastern edge of Bulls Field and the approach to Smith's Green from the north coming along Smith's Green Lane. This is a protected lane of high calibre and is very much part of the reason the Conservation Area status was awarded.

Finally, there is no **Need** for this development. Regulation 19 of the draft UDC Local Plan has designated Bulls Field as an open space. Not for 96 houses to be built on this greenfield site.

Conclusion

For the reasons given above, Uttlesford District Council is strongly urged to refuse this application.

I should be grateful for your confirmation that my submission has been safely received.

In the event that a hearing is scheduled, I would wish to speak at the hearing.

Martin Peachey

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