

Section 62A/2023/019

Land to the North of Roseacres, between Parsonage Road and Smiths Green Lane,
Takeley, Essex, CM22 6NS

I am really not sure what to say that would have any impact on the result. I feel that if the inspectorate decision can be overturned on a technicality what hope do we, as local residents with no planning experience, have in getting our comments to align with planning processes. As you can imagine, this redetermination is extremely frustrating to myself and my family. We thought that when the inspectorate refused the last application that this field and the conservation area setting that it sits within would be saved.

I do not want to comment on bio diversity, environment factors, or anything else that I am sure my fellow residents have picked up on . What I would say is that having read Weston Homes comments entitled “Benefits arising from the proposed development” with the exception of Priors Wood all of these “benefits” could be applicable to a development anywhere in the village and if that is the case should they be considered to carry sufficient weight if building here impacts adversely on the conservation area setting and Priors Wood.

With regard to Priors Wood, from our observations during the building on the commercial site on the field abutting the proposed development Weston Homes did not comply with all of the conditions put in place to protect the wood. The screening was not in place throughout the whole build and the level of plastic and litter was totally unacceptable and adversely impactful of wildlife and the environment. There would appear to be little or no point in providing an extension to the wood if the developers put the original wood at risk by not complying, totally, to the conditions imposed during the build.

Uttlesford draft Local Plan has included within it that Bulls Field, the proposed development site, be used as an open amenity space and so should this development be approved the local plan would need to reviewed leading to delays

We are hopeful that, upon completion of this redetermination that you come to the the same decision as the previous inspector in refusing this application

Thank you for reading this

Phill Bodsworth

Ruth Bodsworth

James Bodsworth

Charlotte August

