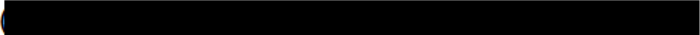


9th January 2025

Dear Sirs,

**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)**

Since the original application for this site much has changed, not least a new government, a new NPPF and Uttlesford has progressed at pace with its local plan. Neighbourhood planning for our parish, Takeley Parish is progressing well.

The BBC report that Uttlesford built 828 homes in the year to 2024. 24 more than the new government targets. 

This site does NOT feature in any of these plans other than being left as open countryside. I would urge you to support these plans and the future visions for our community.

This site forms an important buffer, preventing coalescence of communities and open space with important agrarian views for the local community.

**NPPF 2024**

- Development contrary to paragraph 8 c) - Fails to protect the environment.
- Development contrary to paragraph 11 - Proposals are not sustainable
- Fails to comply with paragraph 96 - Proposals create a dormitory estate with no opportunity to promote community interaction.
- Contrary to paragraph 105 - PROWs are being utilised to support the new estate, NOT benefiting the whole community.
- Contrary to paragraph 106 - Site is proposed as Green Space within the 2021/2041 local plan.
- Contrary to paragraph 107 - Site is proposed as Green Space within the 2021/2041 local plan.
- Contrary to paragraph 109 - Transport policies within the plan are clearly unrealistic. Daily trip rates are unrealistic.
- Paragraph 124 requires policies to safeguard the environment. This estate will negatively impact the ancient woodlands and environmental corridors that exist
- Paragraph 135 a) - This development does NOT add to the overall quality of the area, adding congestion, pollution, reduction of green space, and agrarian setting.
- Paragraph 135 b) - This development fails to comply with these requirements.
- Paragraph 135 c) - This development ignores the historical setting, the Smiths Green Conservation Area, St Valerys Priory, an ancient monument and the listed Warish Hall, the protected lanes.
- Paragraph 187 - This development will damage ancient woodland and important habitats.
- Paragraph 193 - Specifically references ancient woodland, this development will result in loss of ancient woodland.
- Paragraph 195 - Presumption in favour of sustainable development does not apply to sites where the plan or project is likely to have a significant effect on a habitats site. This development will negatively impact Priors Wood.
- Paragraph 202 - These proposals fail to consider the historical importance of the area.
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**2021/2041 Local Plan, reg 19 Submission**

- Policy S05 - Requires the best agricultural land to be protected, this site is grade 2.
- Policy S06 - Protect and enhance the historic environment, including protecting and enhancing the significance of heritage assets and their settings, including archaeology. This development fails this test.

- Core Policy 10 - Following the reg 18 consultation this site was specifically excluded the latest iteration of the plan.
- Core Policy 10a ii) - SANG provision of 30 hectares to support new development. This development is wholly in this allocated area.
- Core Policy 10a iii) - Protects the setting of historical assets and the ancient woodland Priors Wood.
- Core Policy 10a iv) - the land to the west of Smiths Green Lane that will remain within the Countryside Protection Zone...
- Figure 6.3 - in the plan document shows this site as part of the SANG area.
- Core Policy 12 - This site sits within the Countryside Protection Zone as amended.
- Core Policy 15 ii) - Specifies the site as part of the 30 hectare SANG area.
- Core Policy 26 - Defines sustainable requirements, which these proposals fail to adhere too.
- Core Policy 28 - Specifies active travel requirements, which are not supported within this plan.
- Core Policy 30 - Developers are required to provide details on how their plans affect PROWs and how their development will enhance the PROW network. No such detail has been provided.
- Core Policy 34 - Water Efficiency - Recognises that we live in an area of water deprivation. Requiring developers to restrict potable water usage to 90 litres per day. These proposals do not recognise this.
- Core policy 34 - Infrastructure - Developers are required to demonstrate existing sewage systems can cope with the new demand, given the untreated discharges made by Takeley Sewage Works this development cannot meet this environmental requirement.
- Core Policy 38 - Protection of Priority Habitats - Development that will result in the loss or deterioration of irreplaceable habitats, including ancient woodland, will be refused.
- Core Policy 41 - Supports landscape character. Proposals will not be permitted if they would:
  - i. cause an unacceptable visual intrusion into the Open Countryside
  - ii. iv. be inconsistent with local character
  - iii. cause coalescence between settlements
  - iv. harm views to distant landmarks and landscapes particularly sensitive to change
  - v. harm the setting of natural and built landmark features, or
  - vi. reduce the historic significance of the landscapes.
 These proposals fail these tests.
- Core Policy 61 - Sets out the council's support and potential for enhancing the districts historic environment. These proposals fail to respect the historical significance of the area.
- Core Policy 63 - Considers development in or affecting conservation areas, these proposals are not compliant with this policy.

In responding to UDCs reg 19 plan Weston Homes are supportive of the South Uttlesford Strategy, supporting the allocation of their portion of the 1506 homes for Takeley, they do not suggest that their allocation should include this site.

Weston Homes also provide support for revised CPZ zones, with some consideration being requested to the eastern boundary.