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From: Green, Sandra <sandra.green@nationaltrust.org.uk>  
Sent: 04 November 2024 09:35  
To: Maria Shoesmith <mshoesmith@uttlesford.gov.uk>  
Cc: Planning <planning@uttlesford.gov.uk>; Crabb, Nina <Nina.Crabb@nationaltrust.org.uk>  
Subject: [External] UTT/24/2682/SCO Land to the N. of Taylors Farm, Screening Request - National Trust Comments

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Good Morning Maria,

We note the pending screening request. Further to the National Trust's recent representations on the Regulation 19 draft Local Plan (attached for ease), Land North of Taylors Farm (the 'site') lies adjacent to Hatfield Forest NNR & SSSI. Hatfield Forest NNR is the finest surviving example of a small medieval Royal Hunting Forest in Europe. The Forest's ecological and historic importance is reflected in its designations - for its considerable ecological significance and especially for its veteran trees and old growth woodland on undisturbed soils. The Forest's key features are: wood pasture with cattle grazing, unimproved grassland and veteran pollards; ancient coppice woodland with a long continuity of management; freshwater habitats and very high species richness of invertebrates, fungi, lichens and plants, including many nationally rare or threatened species. There is also a great diversity of breeding and wintering birds, with more than 60 species breeding on the site.

The Forest is sensitive to air pollution. Removing the site of the proposed employment allocation from the CPZ, brings development closer to Hatfield Forest. Air quality impacts should be assessed at the Local Plan stage, rather than individual planning applications, as the outcome of assessment may necessitate a change to the CPZ. Notwithstanding, proposed measures mentioned in the current screening request to ensure the proposals do not exacerbate any traffic and congestion currently experienced within the village, additional HGV trips would necessarily have to occur in the vicinity of the Forest. The proposals could significantly increase the number of HGVs on The Street (B1256), with associated air quality impacts on the Forest and should therefore be subject to Environmental Impact Assessment in this regard.

The site is linked hydrologically to the Forest by Shermore Brook which drains into the Lake. The Marsh north of the lake, and Old Woman's Weaver are noted features of the SSSI. Deterioration in their condition would risk the status of the SSSI being downgraded. If this site is allocated, we support the requirement in the Development Template for the site which seeks to ensure "no adverse ecological or hydrological impact on Hatfield Forest and the Shermore Brook which drains into it". The Trust would expect a future planning application(s) for the site to include site-specific technical drainage and flood risk assessment of water quality and quantity to demonstrate no unacceptable impacts on designated sites, which we would review and comment on at the appropriate time.

Kind regards,

Sandra



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