

From: Adrian Bass [REDACTED]
Sent: 31 May 2023 15:16
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Planning Application - Reference No. S62A/2023/0016

Dear Sir/Madam,

As owners of the property [REDACTED], [REDACTED] and is adjacent to the development; we write to oppose the planning application for the proposed development of Land At Warish Hall Farm North Of Jack Lane Smiths Green Takeley, planning application reference S62A/2023/0016, for the following reasons:

1. Impact to the Heritage and visual effect of Smiths Green

The proposed development forms part of one of the most important historical areas of the village of Takeley left undeveloped. With many listed buildings in Smiths Green and Jacks Lane the development of this field will have a substantial impact on the visual effect and setting of these buildings, some of which have stood since the 15th century.

The setting of these properties needs to be maintained so that following generations can appreciate them in the rural environment they should be in and as they have been for centuries, i.e. in a village setting not consumed by modern housing developments.

Whilst we appreciate the need for more housing this development is simply in the wrong place. Surely with reference to the context above we should be looking to use existing brown field sites or infill between existing new developments rather than develop green field sites simply because you can.

2. Impact to the Countryside and area of Takeley

Takeley has already grown by more than 500% over the last few years and far exceeding the quotas set in the UDC local plan, so there is no justification for this development in this location.

This development will place a considerable strain on water supplies in the area, which is already suffering in places with low water pressure barely above the minimum required. It will devastate the outlook for many existing households and increase traffic flows in the area without any provision for how this will be managed and improved once the development has been completed.

Also, the proposed development is within the Countryside Protection Zone (CPZ) which was drawn up by UDC and is outside the accepted development limits of the village. The CPZ was not to just stop the expansion of Stansted Airport but to also ensure that a green belt remained around the airport to reduce pollution and keep the area green. This should not be ignored.

The fields in this area of Takeley have been farmed for over 600 years and this development would ensure the loss of much needed productive agricultural land at a time the government is proposing the UK needs to be more self-sufficient with regard to food production.

3. Impact to Traffic and Access

Traffic congestion is already a major issue in and around Takeley, further development will only put more strain on an overloaded system, particularly the Four Ashes Junction.

Smiths Green Lane is a protected lane, it is narrow and barely more than a single track and not suitable for any extra traffic that this development would cause. Since the expansion of Stansted Airport more traffic already uses the lane as a 'rat run' to the Airport to avoid the congestion at the Takeley lights.

With 40 new homes planned this could easily over time, as families grow, equate to an additional 80 cars needing to access the lane. Any additional traffic on a road that hardly has enough room for two-way traffic, has no lighting or pavements, would therefore only increase the danger to local pedestrians and cyclists alike, both during the construction and after completion. Put simply it would be an accident waiting to happen.

Indeed, only last year there was a major accident where a car overshot the bend just past Jack's Lane at speed taking out a power pole and a considerable amount of the hedge rows on the boundary of 2 properties.

4. Impact to Wildlife

With the increase in noise and light pollution that this proposed development would bring, the impact to wildlife would be devastating.

The surrounding open countryside and wood adjacent to the proposed development provide homes and breeding areas to much wildlife, including deer, bats, badgers and foxes and numerous varieties of birds including Owls, Woodpeckers and Red Kites.

If this development goes ahead this wildlife will simply disappear and never return. This will be a huge loss to the local community who currently have the ability to enjoy nature in an area that is becoming over developed and fast losing any meaningful open green space.

We thank you in advance for considering these objections and if you could please acknowledge receipt of this email it would be most appreciated.

Yours,

Adrian Bass & Carole Oakley

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