

**From:** debbie [REDACTED]  
**Sent:** 01 June 2023 14:46  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Application Ref. S62A/2023/0016 (cut off TODAY)

## COMMENTS FOR PLANNING APPLICATION S62A/2023/0016

Debbie Dust  
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I wish to register my objection to the above planning application entitled "Erection of 40 no. dwellings, including open space landscaping and associated infrastructure".

As with the previous planning applications by Weston Homes, not much changes in respect of my previous comments made.

**Access:** Smiths Green is on a protected road with no pavements. The green itself is protected. This is how it was when we moved here over 10 years ago, and one of the main reasons for our purchase. We moved from a town to a village, with a village green, and where conservation was clearly an important part of the local community.

To allow Smiths Green to become an access road to even a smaller housing development would be barbaric. A large percentage of people in the area use this road to walk their dogs, their children, their families. In addition my husband regularly uses this road along with his registered assistance dog. Creating more traffic on this road would both endanger him and his dog. It is a rural road serving Smiths Green and a few other roads adjoining, as well as Bambers Green, all of which remain one of Takeleys few original hamlets.

**Traffic:** Smiths Green is one of the last remaining hamlets in Takeley. Takeley has already been totally spoilt by the huge amounts of development already undertaken. In fact numbers in Takeley I believe have now more than doubled since we moved here over 10 years ago. I hear many stories of how Takeley got its village back after the A120 bypass went in, and indeed I myself remember my parents using this road to get to the coast back in the day. One thing we've experienced since moving to Smiths Green is getting on to the B1256 in rush hour. You literally have to put your foot down and take your life in your own hands to try and get out on to the main road. Majority of road users do not adhere to the 30mph speed limit. I don't want to even try to imagine how difficult that would be if you add a further 40 dwellings, along with associated visitors, deliveries etc. In addition Smiths Green is already used as a rat run when issues occur on the B1256, again with many not adhering to the 30mph speed limit, and in many cases doing speeds in excess of 50mph along Smiths Green itself. I myself have witnessed many near misses to both pedestrians\* and other road users, and have lost count how many cars have actually come off the road and have had to be towed out by gracious neighbours. The bend in the road around Jacks Lane and also opposite where we live are 2 of the worst bends for cars that come flying down with no respect of what or who might be on the road.

\* I include my husband here who is a power chair user with a registered assistance dog, and cannot therefore move from fast oncoming traffic. Further development will just add to this misery!

**Local environment:** As already mentioned above one of the main reasons for moving to Takeley over 10 years ago was for the village life, the peace, the quiet, the rural aspects of Smiths Green, the fields,

the woods. How wonderful it is to be so close to nature. To actually be able to hear the birds sing, to witness the deer each day in the little wooded area adjacent to Jacks Lane, to hear owls, see foxes, these are all things you would expect from nature. Anyone who has spent any time walking up and down Smiths Green, with or without dogs is left smiling. To “bung” 40 odd houses in to this small area along with associated visitors, deliveries etc would completely destroy the wildlife from flourishing, and I include the insects, bats, everything that has grown and evolved over many hundreds of years. I beg you not to concrete over and destroy this lovely peaceful environment.

**Water:** Smiths Green has been blighted by poor water pressure for the entire time we have lived here, but as a rural setting we’ve become appreciative of the little things. To add yet more developments, and so close to an area already suffering will be detriment to all those who live in this area. At this point in time, we are, for example, only able to run one shower at a time, you can’t run a tap in the kitchen if someone’s using the shower. Even starting the washing machine whilst someone’s using the shower can adversely affect the pressure. Put simply we do not have the capacity for yet more houses!!!

**Jacks Lane/Smiths Green (existing properties):** the green and roads leading off of have many old and beautiful houses, many of which are listed, including an ancient water pump. We need to protect the integrity of these beautiful cottages, not blight them with ugly new builds. This is a small hamlet, and probably the last remaining and last unspoilt area of Takeley. Let’s keep this beautiful area and woodland, and all the wonderful wildlife that exists within. Takeley is already saturated with over development!!!

**Finally:** there’s the obvious lack of doctors, dentists, schools and everything a new development will add pressure to. Although this isn’t unique to Takeley, the area simply cannot take on any further people. It is already absolutely impossible to get a doctor’s appointment, and despite the developer’s promises of health care centres, they are well aware as are we that they have no authority in creating these places. In fact the country as a whole is suffering, so even if authority was given, the chances are they would struggle to staff such places.

Given Takeley has already created more than its quota of new housing, why on earth would anyone agree to rip up one of the last remaining hamlets of this once beautiful village. It beggars belief!

Debbie Dust