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Section 62A

S62A/2023/0016

Dear Sir,

Once again, I am writing to object to the application to build 40 houses on Jacks Field, Smiths Green Takeley.

This application for 40 houses is totally contrary to planning policies in the local plan and the NPPF, which I list below.

This application for 40 houses to be built in open countryside is against policy S7. This policy states that development should only take place if its appearance protects or enhances the particular part of the countryside within which it is set. The NPPF para 174 states that planning policies and decisions should contribute to and enhance the natural local environment. This application does not conform to either of these criteria, quite the opposite, as it would be introducing the built environment into the open fields of the countryside.

This application also fails on policy S8 the countryside protection zone. The CPZ S8 was put into the local plan, after Stansted Airport was given permission to expand and the Inspector recommended that the airport should stay as an Airport in the Countryside. This policy was looked at again by the LUC consultants in 2021 and they recommended to UDC that the policy should be kept as the policy was very relevant for the new local plan and should be strengthened in some areas. The proposed development is in an area of high sensitivity to development in the CPZ and therefore should be refused.

Warish Hall Road/ Smiths Green Lane (lane 166) is one of the highest protected lanes in Essex, it is narrow and only just wide enough for 2 cars to pass. It is edged on both sides with Registered Village Green and there is no area to put footpaths for safe pedestrian access. The lane cannot cope with the traffic that comes through now and the road is already eroding at the edges. We have farm deliveries by large trucks which have difficulty using the lane. The applicant suggests an extra 90 car movements but this does not include delivery vans, service vans and numerous other vehicles that visit properties on a daily basis. The road is totally unsuitable for construction traffic and this would be the way into the proposed site. Smiths Green or Bambers Green (another area of heritage houses), are not suitable roads for lots of traffic, although they are already used as a rat run. No amount of conditions can ameliorate the harm that will come if extra traffic is allowed to use this road regularly.

Essex County Council transport department in their response to Uttlesford UTT/22/3126/FUL have objected to the same application 40 houses on Jacks Field on highways grounds.

This application is close to the ancient monument at Warish Hall, this building being a grade 1 listed building. Hollow Elm Cottage is very close to the development which is a grade 2 listed building. It is next to Smiths green a small hamlet which has 9 listed buildings and 1 listed pump facing onto a registered village green that has not changed much in the last 500 years. It is one of the last remaining historical areas in the village that has not had a lot of new development and is in the process of going through a conservation area appraisal which is at an advanced stage.

The design of the houses are very modern and totally out of keeping with those being suggested in the new Uttlesford Design code being developed by the Council. The developer has placed large houses at the entrance to the development which will impact on the rural and open views of countryside as they introduce an urban element to the open nature of the area. The houses at the back of the application site will impact on the very narrow and rural Jacks Lane.

I am very concerned that more housing being introduced into Takeley will aggravate the lack of water pressure that we already suffer from in Takeley. We are already at the minimum water pressure level now. Adding more houses will aggravate the problem. There was a house fire in the village last week and the fire department had great problems in accessing enough water pressure to fight the fire. The house was very badly damaged and now uninhabitable. Sewage is another problem as there is no mains sewage in Smiths Green and although promised for many years nothing has come of those promises, as it always proves too costly. The local sewage works are at capacity, so where will the sewage be sent to. All the existing houses have their own sewage systems. We have already had over 400 dwellings given permission and being built in Takeley in the past few years with no infrastructure and adding another 40 houses will just put more strain on the inadequate infrastructure we have.

ENV 3 open spaces and trees this application contravenes the policy.

Env 8 other landscape elements important for Nature Conservation. this application will result in the loss of hedges, trees and most importantly farmland. There is a need for this country to produce food for its inhabitants and not build on farmland.

DC5 development affecting listed buildings. This development would have an effect on the listed buildings Warish Hall and Hollow Elm Cottage and the buildings on Smiths Green.

Env 9 Historic landscapes as mentioned it will harm the countryside that has been formed for many hundreds of years. This village have copies of the maps and records going back to the time of the Abbey of St Valery (Warish Hall) given to the monks by William the Conqueror.

Finally this site was demised on appeal as part of the application APP/C1570/W/22/3291524 on 9th August 2022. The inspector's conclusion on that appeal was "I have identified that the

proposal would be harmful to the character and appearance of the area in terms of its adverse effect on landscape, character and visual impact and would reduce the open character of the CPZ". It would also affect the protected lane and the historic buildings in the area.

There is no need for this development. Uttlesford is nearly up to its year housing supply and Takeley has taken more than its fair share of housing for the District without and infrastructure.

I strongly object to this application.

I would like to request that if this application is decided at a hearing I would like to attend and speak.

Yours Faithfully

Jacqueline Cheetham