

To whom this may concern,

My partner and I object to the housing planning application in its entirety.

Smith's Green currently forms a buffer zone between the developments of Priors Green and Takeley proper. This development will eradicate that buffer zone, creating a much larger conurbation eradicating the village's identity. One of us has lived on Smith's Green for almost 40 years and has already seen the development of Takeley and Priors Green change the rural character of the Smith's Green, Jack's Lane and the Village more widely. There is now housing on both sides of the Green behind the existing houses. This proposal will completely change the character of Smith's Green and Jack's Lane.

The proposed development is not in keeping with the historical and rural character of Smith's Green and surrounds. With multiple Grade II listed buildings and a Historical Site in close proximity along Smith's Green and Warish Hall Road.

The development proposes 40 new houses. This will more than double the number of houses along this small stretch of country lane, Smith's Green and Jack's Lane. The current road between the development and the B1256 is in places not wide enough for two vehicles to pass easily, and the junction with the B1256 is often blocked to traffic turning right/west along the B1256. The road will not be able to accommodate the increase in traffic this substantial increase in housing will cause.

The applicant's Transport Assessment document contains a reference to a recommendation that "Most people will walk to a destination that is less than one mile (Planning for Walking, 2015)". Takeley lacks sufficient amenities for its existing population and being a rural location most amenities are more than one mile away. So this new development will encourage the use of cars rather than walking.

Smith's Green and Jack's Lane are also well utilised recreational areas for walkers and cyclists, the narrow road, lack of pavement and the increase in traffic will have a significant negative impact on these activities and pose a risk of harm to pedestrians and cyclists.

This development will have a negative impact on local wildlife. Its proximity to the ancient woodland of Priors Wood will spoil this natural area. The development will build over the existing nature corridors between Priors Wood and the small wood on Jacks' Lane. There is already substantial light pollution to the area from the Priors Green development and Stansted Airport, this development will add to that pollution with an expected impact on wildlife, particularly the bat population.

Current local infrastructure, schools, GP practices, pharmacies and retail are already inadequate to local demand. There are no plans to increase these amenities.

Finally, residents in the area frequently experience problems with the local water supply. Periods of low pressure are common. There are no proposals to improve the current supply. 40 new homes will only exacerbate this problem.

Yours sincerely,

James Orpin and Joseph Ludwig

