

From: [REDACTED]

Sent: 01 June 2023 14:42

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: PLANNING APPLICATION S62A/2023/0016 : Erection of 40 dwellings, including open space landscaping and associated infrastructure. Land at Warish Hall Farm, North of Jacks Lane and Smiths Green Lane Takeley

Further to my response earlier today for this planning application (my email at 11.44), I notice that there is no response yet posted on the PINS website from Essex Highways and Transportation Department which I would normally expect to see from this statutory consultee. In the earlier Uttlesford planning application UTT/22/3126/FUL for this North of Jacks Lane development, Essex Highways recommended REFUSAL in its letter reference HT/TPD/SD/48518 dated 11/02/2023.

The reasons given were:

“From a highway and transportation perspective the impact of the proposal is NOT acceptable to the Highway Authority for the following reasons: The applicant has not demonstrated to the satisfaction of this authority that the impact on the local highway network caused by this proposal is acceptable in terms of highway safety and accessibility with particular regard to the following: 1. The application does not demonstrate that safe and suitable access can be achieved for all users: The lack of pedestrian footways on Smiths Green and reliance on public rights of way which are isolated and unlit for all pedestrian movements mean that they are not attractive or suitable for general everyday use particularly in terms of personal safety. 2. The application does not demonstrate that appropriate opportunities to promote public transport can be or have been taken up, given the type of development or location.

The application is contrary to policies DM1 and DM9 contained within the County Highway Authority’s Development Management Policies, adopted as County Council Supplementary Guidance in February 2011; Policy GEN1 (access) in the Uttlesford Local Plan and paragraphs 110 and 112 of the National Planning Policy Framework 202”.

In my experience Essex Highways rarely recommend REFUSAL, so this should be fully taken into account. In my view, it supports the descriptions given in my earlier response today where I describe the rural landscape forming the setting to Smiths Green Lane, a Protected Rural Lane. The protected road is unlit and there are no pavements either side. I should be grateful for your confirmation of safe receipt of this additional evidence.

Martin Peachey

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