

From: [REDACTED]
Sent: 31 May 2023 18:06
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Objection to Planning Application S62A/2023/0016

Application reference number S62A/2023/0016

Proposed development at Warish Hall Farm, Smith's Green Lane, Takeley, Essex

Dear Sir

I object to the above planning application. The area that this covers was part of an appeal from Weston Homes which was heard in July 2022 and dismissed by the Inspector in August 2022.

A report by LUC produced for the UDC Local Plan Leadership Group in the Autumn of 2021 shows that the whole of the development area has a high sensitivity to mixed used development.

UDC Policy S7 says that development should only take place if its appearance protects or enhances the particular part of the countryside within which it is set and NPPF Para 174 says that planning policies and decisions should contribute to and enhance the natural local environment. This application does not fit either of these criteria.

The application site is in the Countryside Protection Zone, **UDC Policy S8** which was brought in after the 1981-3 Airport Inquiry in order to stop coalescence of Stansted Airport with the surrounding villages.

Warish Hall Road (named Smith's Green Lane in the application) is a Protected Lane (Lane 166) which has probably been here since medieval times. In an assessment of the Essex Protected Lanes carried out by Essex County Council, Lane 166 is one of the highest rated lanes of the 119 which qualified for listing. In the category 'Historic Integrity' Warish Hall Road received 6 points, the highest that could be awarded. To develop along this road would completely alter the character of the lane and would severely compromise its historic integrity. The houses would be seen from Warish Hall Road, the byeway and Jacks Lane, bringing an urban environment into our countryside.

The road through Smith's Green and on to Warish Hall Road is narrow, being barely two cars in width and certainly not wide enough for a lorry and car to pass easily. The road bows out slightly south of the proposed entrance to the site under consideration, meaning that the sight line to the south for cars coming out of the site would be poor. I do not have much warning of traffic coming down Warish Hall Road when coming out of my entrance just to the south of the site. The road cannot be straightened here as it is a Protected Lane and also the verges are registered village green along both sides of the road. The entrance into the application site would need to be widened which would remove some of the village green and a road replacing village green cannot have a metalled surface - it can only be gravel or something similar. Recently two cars have come off the road, crossed the verge and ended up in my hedge. This is not a road which should have a housing development accessing it! There are no footways for pedestrians along Warish Hall Road and the thought of construction lorries coming to and from a building site on this road is frightening!

Essex Highways and Transportation Department recommended refusal of Application UTT/22/3126/FUL for the erection of 40 dwellings on this site (letter dated 11/02/2023).

Regarding the biodiversity of this area, the bird population here is amazing. I have recently seen winter visitors such as redwings. I also see greater spotted woodpecker, nuthatch, long tailed tits, goldfinches, blue tits, great tits, blackbird, thrush – and many more. I have a large cobnut tree in my

field, adjacent to the development site, which looking at the toothmarks on nutshells left under the tree indicate that dormice are there. I often see deer sheltering under the trees bordering my field - this is the edge of the development site. The deer also go into the small wood to the south of the site. These are fallow deer – not classed as a native species, I know, they were only brought in by the Normans in the 11th/12th Centuries – but they are regularly seen and enjoyed by the residents here. If this development goes ahead I am afraid that much of this will be lost.

Planning permission for some 400 houses plus a 66 bed care home has been granted in Takeley in the last two years. All this will add to the traffic on to the B1256, to the need for primary and secondary school places and more capacity in doctors surgeries. The village of Takeley has doubled in the last 15 years or so with the building of Priors Green and we have now had this recent surge in approvals. We have had enough!

A major area of concern with this application is the provision for sewerage. The planning application form (Document 1.1) says that there will be a mains sewer but the answer to the question in the application form 'Are you proposing to connect to the existing drainage system' is 'unknown'. The reason for this answer is probably because there is no mains drainage in Smith's Green. We have septic tanks or our own mini sewage systems. It would take a long time and cost a lot of money to provide mains drainage here. The Takeley sewage works are overloaded. I believe that sewage provision is not discussed in detail at this stage in a planning application, which seems strange to me, but it would not seem a good idea to grant planning permission for houses when there is no prospect of mains drainage being provided for them for a long time. With the large number of houses that were given permission in Takeley last year there must already be several hundred houses to be added to the sewage works which are at or over capacity.

Affinity Water says it has no comment to make which is extremely unhelpful particularly as they are always emphasising that we are in one of the driest areas in the country and asking their customers to try to reduce their water consumption. Where will they get the water from for this development?

There is an application going through at the moment to make Smith's Green a Conservation Area. The process is at quite an advanced stage.

In conclusion, Smith's Green and Warish Hall Road/Smith's Green Lane is an attractive, unspoilt and, I would say, special part of Takeley – long may it remain so!

In view of all of the above I ask that this application be refused.

If a hearing is held in relation to the application I would like to make an oral representation.

Patricia Barber

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31/05/2023