

Representation from Mrs. D Bagnall

S62A/2023/0016 – Planning Application for erection of 40 Dwellings

As a resident living in Takeley I am aware of the huge increase in traffic, through various developments along the main road (B1256), which I understand, is an emergency backup to the A120, should there be a major incident.

Development in this location will have a detrimental impact on the protected lane but will also have a significant impact at the junction of Smiths Green and the B1256, causing further congestion.

The Warish Hall Road has various listed buildings and a Grade 1 listed monument and, as a road, has remained almost unchanged for hundreds of years, with a backdrop of ancient woodland, a protected lane all within an agrarian landscape. I believe this to be the only such setting in Essex to have all these features along one small stretch of road. It is important we protect such rare settings.

It remains a 'much loved' local amenity space. I believe that this historic setting should be preserved for future generations.

There is an abundance of flora and fauna along these wonderful verges and hedges, which provide much needed habitats for all kinds of wildlife. Locally, bats, deer, insects, birds and protected reptiles have all been acknowledged in an ecology report conducted by Uttlesford District Council for a previous application that was refused by the Inspector at appeal. We should, surely, be trying to preserve these diminishing rural spaces.

It should also be noted that this protected lane is also used by the last remaining farmer in Takeley and is in constant use by farming vehicles for agricultural use in the fields either side of this single track lane.

For all these reasons I object to the application, which is trying to put a small housing estate on a country lane, which is out of keeping with this rural landscape and would be totally inappropriate and dangerous, as there are no pavements or any street lighting.

Mrs D Bagnall

Resident

Takeley