

From: Suzy Connolly [REDACTED]
Sent: 01 June 2023 19:22
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Reference number: S62A/2023/0016

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

I strongly object to this application

Whilst I understand there is a need for housing, especially in the South East, I feel that our village has taken more than its fair share of development over the last 10-15 years. This proposed development would take it several steps too far in all areas, especially considering that hundreds of houses have already been granted planning along Parsonage Road. The impact to Smiths Green and the surrounding area, which is rich in wildlife, would be catastrophic and utterly detrimental to Takeley village.

Smiths Green with its many listed buildings is a valuable and historic area which needs to be protected. The Smiths Green area falls within the Countryside Protection Zone which is there to protect the fields, wildlife, countryside and ancient woodlands from development. The herd of fallow deer that live in the woodland beside Jacks Lane would completely lose their access if this land is developed. Other wildlife would be pushed further down towards the A120 or even completely out of the area if this development goes ahead. Red Kites are frequently spotted in the Smiths Green area so are no doubt nesting close by. These are "Schedule 1" birds under the 1981 Wildlife & Countryside Act, meaning that a Red Kite has year-round protection against disturbance, especially while it is building a nest or is in, on or near a nest containing eggs or young. This proposed development would threaten the future of these protected birds.

The development plans show that the houses would have access on to the country lane that runs from Smiths Green to Bambers Green. This unlit lane, which can hardly cope with the current traffic, has seen several accidents over the last year. This will only get worse if this proposed development goes ahead. The amount of traffic going to and from Priors Green to the M11 has increased dramatically over the past few years with frequent traffic jams at the Four Ashes traffic lights. This proposed development will only add to that congestion.

Although they address the issue of water management in the plan, concreting over these fields, even with good attenuation and run off facilities, will increase the pressure on the surrounding ditches to an unsustainable level. Just a quick walk down Smiths Green and Jacks Lane will show you that they are currently not coping with the amount of rain we now get. This has changed dramatically as the Priors Green estate has progressed and they put in attenuation, swales etc. Another development so close, will cause major hardship to many of the local properties. Personally we have had to pay over £1000 out due to flooding this year, for damage to the septic tank and home electrics. Whilst no blame can be apportioned to anyone for this, it is obvious that the ditches are full and have no more capacity due to the ongoing development in the area.

The water pressure in Smiths Green Lane, Jacks Lane and the whole of Takeley is well below what is considered acceptable. This issue was highlighted recently when a house on the Dunmow Road, Takeley caught fire and fire crews struggled to put out the fire due to the limited water supply in the area. Building more houses in the area will only make a struggling water supply even worse. For the

sake of the wildlife, the countryside and the wellbeing of the residents of Smiths Green Lane, this development should not be allowed to go ahead.

Suzy Connolly

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