

From: Bill Critchley [REDACTED]
Sent: 31 May 2023 12:14
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Section 62A Planning Application: S62A/2023/0016 Warish Hall Farm, Smiths Green Lane, Takeley, Essex, CM22 6NZ

Good morning

I have further considered the documents submitted with this application and would highlight some important inconsistencies.

The Construction Phase Plan proposes working hours from 07:30, this is in contradiction to the site opening times generally allowed by the LPA - 08:00 . There is no consideration within this plan as to the extremely sensitive environmental and historical nature of Smiths Green and Jacks Lane, how will the applicant deliver materials to site without damaging the verges and greens of Smiths Green. It is not fit for purpose.

The proposals require significant linear ancient hedgerows and trees to be removed to provide access to the site. Currently providing important habitat corridors. No plans to replace this habitat is proposed.

The section 106, draft agreement refers to various drawings and strategies that are not showing in either the appendix of the document or elsewhere in the application, how as residents can we comment on what is not there. The 106 agreement includes NO benefit for local residents, contrary to the NPPF.

This development is unsustainable, reliant entirely upon road and private car usage completely at odds with current policies. I would urge you to reject this application, thereby supporting previous multiple decisions by the LPA and Planning Inspectors.

Kind Regards
William Critchley,

[REDACTED]
Sent from my iPad