

From: Fiona Perrott-Humphrey [REDACTED]
Sent: 05 September 2023 14:05
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Fw: Section 62A Planning Application: S62A/2023/0019

Application reference number S62A/2023/0019

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

Dear Sir,

I strongly object to the above planning development for the following reasons.

- **PREVIOUSLY REFUSED.** I and a large part of the local community strongly opposed the original Weston Homes' Warish Hall development plan which threatened to urbanise what is currently an area in the Countryside Protection Zone (UDC Policy S8). The appeal from Weston Homes was heard in July 2022 and all the issues thoroughly examined. This appeal was dismissed by the Inspector in August 2022. By simply breaking up the original plan into three different applications in no way changes the issues at stake. In fact, the latest application for development of Jack's Field (one of the pieces of the original application) was rejected by the inspector in August this year, following a hearing in July.

- **ROADS.** The issue of pressure on Warish Hall Road (named Smiths Green Lane in the application) which is a Protected Lane, continues to grow. The approval for the building of over 400 houses, a residential care home, and most recently, industrial warehouses, along Parsonage Road in Takeley has already made that an overcrowded and dangerous thoroughfare, and drivers seeking to avoid the traffic jams are increasingly using Warish Hall Road as a "rat run". This puts at risk the walkers and cyclists who currently enjoy this area, coming from as far afield as Priors Green, along Jacks Lane, to the medieval Priors Wood. Nor is the lane itself robust enough to withstand any significant increase in traffic. The verges are designated as village green, and cannot be altered without the permission of the Secretary of State.

It is a myth that all the new housing being erected in Takeley is to address the needs of local people unable to access affordable housing. By far the majority are being bought by motor car commuters, and therefore by definition, polluters and additions to traffic congestion in the area.

- **OTHER UTILITIES.** There is already severe pressure on provision for sewerage, given the number of new buildings approved in the past few years. In particular, the applicant has not been clear on what system of drainage they propose, in an area where there is currently no mains drainage. Water availability and pressure are already an issue, and will continue to worsen.

- **CONSERVATION AND HERITAGE.** This proposed development would contravene a significant number of Uttlesford District Council (UDC) policies, in particular:

Policy ENV3 - Open Spaces and Trees. Policy ENV7 - The protection of the natural Environment. Policy ENV8 - Other Landscape Elements of importance for Nature Conservation. Policy ENV 9 - Historic Landscapes. Policy S7 - Countryside.

I purchased the copse in Jack's Lane (abutting Jack's field) some years back, to maintain an area where the deer herds could continue to enjoy access to their ancient paths that have been severely undermined over the past few years by the inordinate numbers of new housing developments (and now warehousing) that have been approved in Takeley. All these involved concreting over and fencing in previously open areas, which undermine the biodiversity that UDC claims to be encouraging. The copse also seeks to encourage other biodiversity such as bats, birds of prey, and hedgehogs, within a natural corridor with Bulls Field and the historic Prior's Wood at its heart.

The proposed development would also adversely affect a number of designated heritage assets such as the Grade 1 Listed Warish Hall and ten Listed properties. Allowing the development would be particularly irresponsible at a time when the application for a Smiths Green Conservation Area (directly adjacent to the proposed site development) is well advanced.

- ARABLE AGRARIAN LAND. At a time when serious geopolitical developments are putting national security of food supplies under the spotlight , it is totally unacceptable that more agricultural land should be taken out of use for a development THAT IS NOT NEEDED, and TOTALLY INAPPROPRIATE for a rural setting. .

I strongly urge the inspector to reject this application, and if there is an opportunity to speak at any hearing, I would like my name put forward.

Please also acknowledge receipt of this submission.

Yours sincerely

Dr.Fiona Perrott-Humphrey

