

**From:** Janice Hughes [REDACTED]  
**Sent:** 05 September 2023 21:46  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Section 62A Planning Application: S62A/2023/0019 Land to the north of Roseacres,

We are writing to object to the above proposed development of 96 dwellings on Bulls Field Takeley and ask that you refuse this application.

This application was once part of a larger proposal by Weston Homes, which was refused by Planning Inspector Richard McCoy upon appeal. We do not wish to see this cut-down proposal approved, giving Weston Homes the green light to further expand to their original application bit by bit.

Bulls Field abuts Smiths Green, an area with listed buildings along a protected lane, which is narrow, unlit and only has grass verges with no footpaths. Weston Homes in their documents A.18 Residential Travel Plan by Motion - May 2023 Section 2.10 and A.20 Transport Assessment by Motion - June 2023 Section 3.7 refer to Smiths Green being subject to a 30mph speed limit. It is true that it is a 30 mph turning off into Smiths Green from the B1256: however, what Weston Homes fail to mention is that this speed turns into the national speed limit of 60mph at a point clearly visible from Bulls Field turning left at the exit from Takeley Footpath 40 and near to Byway 25 (see photos 1 and 2). Walkers and cyclists from the proposed site using Footpath 40, particularly if they were to attend Takeley Primary School or visit the neighbourhood centre in Priors Green, would have to share the unlit Smiths Green Lane with motor vehicles in the long, dark winter days/months. This could potentially have lethal consequences.

As identified by Richard McCoy, the woodland of Priors Wood is within the appeal site and is an area of Ancient and Semi-Nature Woodland. Further, it is part of an open, tranquil environment and is appreciated by the local people of Takeley. Inspector Richard

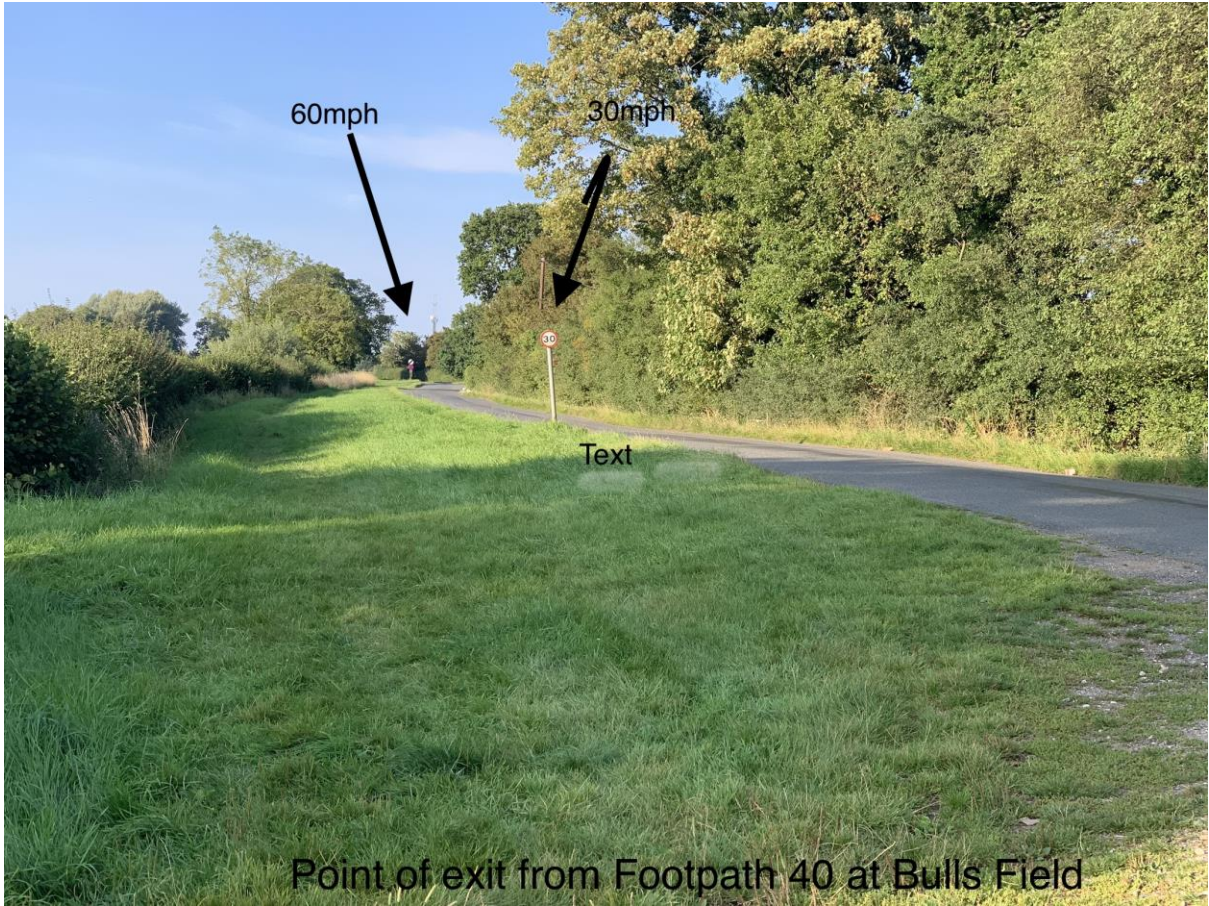
McCoy also noted in his appeal decision that this aspect 'forms a strong demarcation between the countryside and the existing urban development'. He also added that Bulls Field gave 'a sense of grandeur to Priors Wood when viewed from the receptors of the Protected Lane and PROW's 48\_40, 48\_41 and 48\_25'. See photo (3) taken from Footpath 41 this September for current uninterrupted view. Although this application from Weston Homes is on a slightly smaller scale, the existence of a small strip of land, that the Weston Homes proposal describes as a "hay meadow", will do virtually nothing in terms of converting what is currently a view of open field leading to an ancient woodland into the view of shrub land leading to a view of a housing estate. Also, Weston Homes do not say in their proposal who would pay for the upkeep of this "hay meadow". Consequently, the existing views and intrinsic character mentioned by the previous inspector would be adversely affected, should this development be given approval.

Again, please refuse this application.

Would appreciate a receipt to confirm this email has been received.  
Thank you.

Regards  
Janice and Richard Hughes









Enc. Photos