

Having so recently had previous applications for this agricultural land rejected by local councillors and subsequently rejected on appeal, residents funding their representation at the appeal. I find it staggeringly arrogant of Weston Homes in submitting this application. They are showing no respect for their neighbours, the elected community representatives or local planning policies. The impact on residents mental health and wellbeing that continued pressures that this ongoing attack has **MUST** not be underestimated. They are demonstrating no regard of the ancient wood. To achieve this status woods have to have been in existence for more than 400 years, certainly a lot longer than the boxes they are proposing will last.

- Does not comply with statements made by our Prime Minister Rishi Sunak stated that we would not be "concreting over the countryside" adding: "Our plan is to build the right homes where there is the most need and where there is local support, **in the heart of Britain's great cities.**"
- There is NO local support for this development.
- Exceeds development boundaries of Takeley.
- Contrary to paragraph 170 of the NPPF.
- Contrary to S7 of the Local Plan.
- Contrary to S8 of the local plan.
- Contrary to policy GEN 2 of the local plan.
- Contrary to policy GEN 5 of the local plan.
- Contrary to policy ENV 2 of the local plan   Development affecting Listed Buildings.
- Contrary to policy ENV 3 of the local plan   Open spaces and trees.
- Contrary to policy ENV4 of the local plan   Ancient Monuments and Site of Archaeological Importance.
- Contrary to policy ENV5 of the local plan   Protection of agricultural land.
- Contrary to policy ENV7 of the local plan   The protection of the natural environment designated sites.
- Contrary to policy ENV8 of the local plan   Other landscape elements of importance for nature.
- Continued urbanisation of Takeley, a rural village.
- Fails to recognise or comply with DEFRA's 25 year plan for environmental improvement.
- Road systems can not cope with current volumes of traffic, this will only exacerbate the problems.
- Numerous events around M11 junction 8 brought our village to a standstill, with National Express coaches becoming stuck, trying to turnaround in our lanes.
- Transport system will be unable to cope with additional levels of demand.
- This development promotes further reliance on private car journeys.
- In excess of 170 resident parking spots being made available, highlights the reliance on private cars.
- Additional employment car journeys are likely to be in excess of 120 trips daily in and out of the estate.
- Transport assessment highlights over 430 daily trips. In addition there will be delivery vehicles servicing the estate.
- In addition to the estate traffic there will be traffic generated by trade units and the Weston Homes car park, 130 spaces all vying for space to access Parsonage Road.
- Limited social facilities in our village will encourage journeys further afield, Saffron Walden, Harlow, Bishops Stortford and the like promoting further reliance on private car journeys.
- Access to the estate is severally restricted, Weston Homes suggest this is to promote speed control, in reality it is due to the proximity of the ancient woodland.
- 1.5mtrs is the Highway Code minimum between cyclists and motorised traffic, which will not be available at many access points to this estate.
- Dangerous exit/entrance to the estate with vehicles from Weston Homes car park and trade vehicles from the industrial units all vying for space on the single exit/entrance onto Parsonage Road
- Despite previous promises and S106 contributions no plans exist to upgrade 4 Ashes traffic lights, ECC highways have no regard for Takeley residents.
- No construction plan adequately addresses levels of noise pollution, including continuous vehicles beeping when left in reverse gears.
- Healthcare in our region is under great strain and unable to cope.
- GP appointments have a 3 to 4 week wait.

- Our local pharmacy is already under great pressure serving in excess of 9000 patients from over 6 different surgeries.
- The recommended surgery, Angel Lane surgery Great Dunmow is a road journey away, regularly being in the bottom half of patient satisfaction surveys.
- No secondary schools exist in Takeley, students have to travel by road to Bishops Stortford or Great Dunmow.
- Students rely on school buses or Mum and Dad taxis when school buses are not available.
- Extra curricular activity will be constricted, students unable to enjoy their school days to the full.
- The estate will clearly be visible from Smiths Green conservation area.
- Irreparable damage will occur to Priors Wood, ancient woodland.
- There is an insufficient buffer between the ancient woodland and development. Gardens do NOT contribute to the buffer.
- Weston Homes plans include development, picnic benches, play areas within the buffer zone, contrary to Arboricultural Advisory Service's report to the Department of Environment.
- Night time lighting and spillage will have significant negative impact on nocturnal wildlife, bats, owls and insects.
- Negative impact on Heritage Assets.
- The setting of Heritage Assets is as important as the assets themselves.
- The development is not Climate Change proof.
- Surface water drainage being discharged to soak a ways is not sustainable. Severe and heavy rainfall will overwhelm the system. Causing local flooding. Impacting homes and land adjoining Smiths Green.
- Our area is water depleted. Why is rainwater not being stored and utilised within the properties. No doubt cheaper to discharge water into landfill.
- Severe flooding has occurred in local areas, including the 4 Ashes Junction, Roseacres, and along Dunmow Road.
- The development is not sustainable

I would urge you to consider the overall impact that this development will have on the whole of Takeley and reject these proposals. To consider and respect the views of residents whose lives have been severely affected by a tsunami of applications to build in the countryside around our village, not least by Weston Homes. The negative impact on our the residents lives, this continual increase in population growth has. Simple tasks become so much more challenging. Frequently we feel like prisoners in our home due to local events. So called experts produce reports no doubt using terminology to reflect the wishes of their paymasters, Weston Homes. By way of an example Essex Highways highlight how traffic surveys and levels were measured during half term holidays with reduced traffic flows. They, the "experts" and Weston Homes, do not have to live with the consequences of their actions.

S.Critchley (Mrs)

