

**From:** [REDACTED]  
**Sent:** 05 September 2023 17:17  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Planning Application S62A/2023/0019

Dear Sir

**Planning Application S62A/2023/0019**  
**Land to the North of Roseacres between Parsonage Road and Smith's Green Lane, Takeley, Essex**  
**CM22 6NZ (Land known as Bulls Field, Warish Hall Farm, Takeley, Essex)**

I wish to object to the above application. My objections are as follows: -

The development site is adjacent to the proposed Conservation Area of Smith's Green, which is currently out for consultation. Historic England defines a Conservation Area as an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance, in other words, the features that make it unique. This is a special and unique area and is very different to the more recently developed centre of the village and this difference should be maintained. The majority of the houses bordering Smith's Green are Grade 2 listed - the road going through the green into Warish Hall Road/Smith's Green Lane which is a Protected Lane of high calibre and has registered village green on either side. The opening up of the view across Bulls Field to Priors Wood as you come through the green and on to Smith's Green Lane is very important to the character of the area. Bulls Field is not included in the Conservation Area but abuts it and any change here, such as urbanising it with a large housing development, would have a devastatingly adverse effect. Although the developer has now changed its earlier proposal slightly and removed a few of the houses closest to Smith's Green Lane, the proposed development will still be seen as you come through Smith's Green and on to the Protected Lane which will change the open nature of the aspect presently seen from the proposed Conservation Area.

A report by LUC produced for the UDC Local Plan Leadership Group in the Autumn of 2021 shows that the whole of the development area has a high sensitivity to mixed used development. **UDC Policy S7** says that development should only take place if its appearance protects or enhances the particular part of the countryside within which it is set and NPPF Para 174 says that planning policies and decisions should contribute to and enhance the natural local environment. This application does not fit either of these criteria. The application site is in the Countryside Protection Zone, **UDC Policy S8** which was brought in after the 1981-3 Airport Inquiry to stop coalescence of Stansted Airport with the surrounding villages. The proposed development goes against this policy.

I am very concerned about the effect this development would have on the ancient woodland of Priors Wood. My concerns are: -

1. The width of the buffer zone between Priors Wood and a row of houses. The proposed width is 15 metres and has a cycleway and footpath on it, with a surface that will be suitable for cyclists. Can this even be classed as a buffer zone? The surface of the current public right of way along the southern edge of the wood is grass. The Woodland Trust, in its objection to an earlier application on this site, said the buffer zone should be 50 metres.
2. The entrance to the development site has a pinch point on the southwestern corner of Priors Wood. This needs to accommodate a two-car width road, cycleway and footpath.
3. The light that would come from the row of houses along the southern edge of the wood, including security lights. There is currently no light in this area at night.

4. Residents of the proposed 96 houses will have easy access to the wood. Although there is no public footpath through the wood (it is a private wood), people do walk through it, particularly dog walkers but in nothing like the numbers that this development would generate.

5. This wood was owned by St. Valery's Priory which is mentioned in the Domesday book. Pigs which were owned by the Priory (the site of Warish Hall), were enclosed in the wood. There is still evidence of the earthworks, known as woodbanks, that formed the enclosure. These woodbanks, in the northwest corner of the wood, have not been mentioned in any of the documents submitted by Weston Homes which makes me think that they do not know about them. This is worrying. They should be preserved.

Priors Wood has not been managed for some years. When it was owned by a local farmer/landowner it was managed – for instance with regular coppicing of the hornbeams - but since the ownership of the land has changed, no management has taken place. The current owner has not, to my knowledge, deemed it necessary to carry out any management until now – unfortunately also wanting to put 96 houses in close proximity to the wood.

The entrance to the site is from Parsonage Road. The volume of traffic on this road will increase with 350 houses and a care home having been given permission in the last two years, the access point for all these buildings being Parsonage Road. Parsonage Road is the route frequently used by heavy lorries going to the nearby Elsenham tip. The cars, cyclists and pedestrians going into the development site would share the entrance with lorries going to the warehouses being built on the western side of Priors Wood.

At the time of writing this objection Affinity Water has not commented on the application but as one of their customers I am constantly being told by them that we are in a water-stressed area and asked to cut my use if possible. So, will it really be possible to supply water to these houses as well as the some 400 houses currently being built or which have just been built in Takeley?

There are often problems with sewage in parts of Takeley. Thames Water has not objected to the Application but will the Takeley Sewage Works really have the capacity to cope with all the houses being built or having permission in Takeley – over 500 if this development is given permission?

For all of the above, I ask that this application is refused.

If there is a Hearing concerning this Application I wish to register to speak.

Yours faithfully

Patricia Barber

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