

The Secretary of State  
The Planning Inspectorate  
Inquiries and Major Casework Team  
3rd Floor, Temple Quay House,  
2 The Square,  
Bristol BS1 6PN                      5 September 2023

From: Stephen Jolly

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Dear Secretary of State,

Your Application Reference Number S62A/2023/0019  
Land known as Bull Field, Warish Hall Farm, Smiths Green, Takeley

Additional Rejection and Objection to the above Planning Application.

I refer to my previous letter dated 4 September 2023 submitted by e mail.

I refer to the Map 5:1 in the Build Heritage Assessment by RPS document that accompanies the Planning Application.

This map depicts the Eastern Boundary of the proposed site as being along the edge of the protected 'Smiths Green Lane' and not along the established boundaries, the ditches running the length of Bull Field.

I object to this misrepresentation submitted by the developer as it purports to suggest that the developer owns the Common land grass verges that run alongside Smiths Green Lane, which he does not, as far as i know.

If the Lord of the Manor, whose family owned Warish Hall Farm, has struck a deal to hand over Common Land under his protection and management, I believe that this should be made public to the commoners who live there and enjoy the use of this common land.

I object in the strongest possible terms if that is the case as it opens up the possibility of future development to be proposed on the Eastern side of the site with access being then gained via Smiths Green Lane, which has already been rejected via the earlier Public Inquiry by your Inspector. If that is the case, then it explains the current proposal by the developer that this portion of Bulls Field be set aside as a 'Hay Field'.

I also wish to draw your attention to the fact that Takeley Parish Council are in the process of establishing a Smiths Green Conservation Area which includes the Common land grass verges either side of 'Smiths Green Lane'. The Draft Appraisal is currently out for consultation, published by Uttlesford District Council. The consultation exercise runs from 31 July 2023 to 29 September 2023.

Sincerely

Stephen Jolly