

I consider this application to be scurrilous and vindictive. Local residents have with the support of Takeley Parish Council, Uttlesford District Council and not least the Planning Inspector Richard McCoy BSc MSc DipTP MRTPI IHBC rejected building on this grade 2 agricultural land. It is worth noting that local residents felt so much distress at the original plans that they help fund a barrister to represent their views at appeal.

Danny Friedman KC Speaking at the Grenfell Tower enquiry described the building industry as "reckless and predatory". Extreme avarice by developers is destroying Takeley, residents lifestyles and environs, I urge you to reinforce the previous decisions, the decision of the Planning Inspector and reject this proposal.

Weston Homes have now submitted the final part of their original scheme as a standalone application direct to the Planning Inspectors. No doubt in the expectation of a different outcome. Showing their contempt not only for the democratic process, their neighbours the local residents of Takeley but also the LPA, the elected representatives of the community. It is very noticeable that Weston Homes, contrary to national design code principles have NOT engaged with any local communities or residents in respect of this latest scheme. Reference is made in their application to the previous survey. The planning statement p.5.166 refers to consultations on the previous scheme, rejected by local residents, the LPA, and the planning inspectors on appeal. That survey undertaken some **3 years ago** was so constructed and worded to ensure that what ever response was provided it would provide support for the scheme. The application advised PINS that it was affected by COVID 19, an excuse that does NOT stand up to any scrutiny.

Government Policies

In 2021 the Department for Levelling Up and Housing confirmed to me that housing should not be built on quality agricultural land. With the war in Ukraine and Russia's continuing blockade of grain exports the importance of home grown crops has since the Second World War never been more important. The demand for cereal crops is at an all time high, with the reduction in meat consumption and greater use of grain in bio fuels. The government have recently announced that 1.3 million oil fired boilers will need to be converted to biofuel. To produce oil to support this will require a land supply, 1.3 hectares growing oil seed rape will produce oil for 1 boiler. The importance of our agricultural land **must not** be ignored. July 25th the BBC reported that the 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.**" Housing Minister Michael Gove made the following comments in an interview with Laura Kuenssberg on the BBC, 30th October 2022. He said new developments should be "more beautiful", have the consent of the local community, be accompanied by the right infrastructure and protect the environment.

He said the government would do all it could to meet the figure, but added that it would be "no kind of success simply to hit a target if the homes built are shoddy, in the wrong place, don't have the infrastructure and are not contributing to beautiful communities".

"Arithmetic is important, but so is beauty, so is belonging, so is democracy," he said.

Whilst it is recognised that at Takeley is large village within Uttlesford it has also seen significant growth, particularly to the western side of the village with over 350 dwellings a 66 bedroom care home approved in the last two of years and under construction. Despite all this construction, extensive S106 contributions there has been NO significant benefit to existing infrastructure. In the 2021 census Uttlesford had the second, behind the London Borough of Tower Hamlets largest increase in population.

The House of Lords Committee on Environment and Climate Change states that we face "An extraordinary challenge: Restoring 30 per cent of our land and sea by 2030". Building on greenfield sites contributes to environmental destruction.

The Department for Rural Affairs has produced the 25 year Environmental Improvement Plan, the 10 main goals being:

- Goal 1: Thriving plants and wildlife - *Destruction of hedgerows and field margins destroys plant and wildlife habitat. Isolation of Priors Wood will sterilise the diversity of the habitat.*
- Goal 2: Clean air - *Aeroplane fall out will affect these homes.*
- Goal 3: Clean and plentiful water - *Affinity water extract water from vulnerable sources such as chalk streams. As residents we frequently see pressure deductions. The fire brigade highlighted water supply issues, 21st May when fighting a local house fire they had limited water supply which then affected pressures in the surrounding villages (<https://www.bbc.co.uk/news/uk-england-essex-65663297b>). They don't object as more houses = more income.*
- Goal 4: Managing exposure to chemicals and pesticides - *Aircraft fumes, living adjacent to the site we already suffer fumes and dust which are very apparent when pruning plants and such like.*
- Goal 5: Maximise our resources, minimise our waste - *To maximise our resources we must be protecting farmland and not be destroying it with concrete and tarmac. To achieve this goal we must be utilising brownfield sites and repurposing existing buildings.*
- Goal 6: Using resources from nature sustainably - *Destroying habitat, isolating ancient woodlands can not be considered as sustainable.*
- Goal 7: Mitigating and adapting to climate change - *Building on land that is currently acting as a carbon sink, crops, hedgerows and the like are to be destroyed*
- Goal 8: Reduced risk of harm from environmental hazards - *Increases in air traffic, through Stansted expansion, reliance on private car transport, proximity to the new industrial units being developed by Weston Homes.*
- Goal 9: Enhancing biosecurity - *Habitat destruction, building on greenfield sites*
- Goal 10: Enhanced beauty, heritage, and engagement with the natural environment. *Nothing in these proposals enhances beauty, supports our heritage or supports the natural environment.*

Local Plan

The application site lies within the Countryside Protection Zone (CPZ). Policy S8 of the Uttlesford Local Plan 2005 (LP) sets out that within the CPZ planning permission will only be granted for development that is required to be there, or is appropriate to a rural area. There will be strict control on new development. The policy goes on to state that 'In particular development will not be permitted if either of the following apply: a) New buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside; b) It would adversely affect the open characteristics of the zone.

Generously, Weston Homes have highlighted the number of sites being developed within the CPZ, highlighting the great pressure this important de-facto green belt is under. To retain the original vision for Stansted Airport as an airport within the countryside can only be realised if the CPZ is maintained. The remaining areas must have greater protection from aggressive development such as these proposals.

The proposal would have a significantly harmful effect on the rural character and appearance of the area through adversely eroding the intrinsic beauty of the countryside. As such the proposal is contrary to Policy S7 of the Uttlesford Local Plan 2005 (LP) which sets out that in the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area and that development will only be permitted if its appearance protects or enhances the particular character of the part of the

countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

The proposal is also contrary to Paragraph 174 of the National Planning Policy Framework (the Framework) which sets out that planning policies and decisions should contribute and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

Benefits fail to negate the moderate to significant harms identified to the CPZ through it not being development appropriate to a rural area and the erosion of its open characteristics, the adverse impact on the character and appearance of the area, the substantial harm to the setting of the nearby designated heritage asset(s) and the material disturbance to the living conditions of neighbouring occupiers.

The CPZ has been tested and determined to be relevant, not least by planning inspectors Cullum Parker BA(Hons) PGCert MA FRGS MRTPI IHBC, Richard McCoy BSc MSc DipTP MRTPI IHBC.

The development lies outside of development limits of the village. Generating urbanisation in a rural area. Development in areas of the village that remain rural. This also promotes coalescence between Takeley Village and the Hamlet of Smiths Green, which has its own unique character.

A very glossy report, commissioned by and paid for by Weston Homes into the LPA's current compliance with the 5 year housing land supply is included with the planning statement. This report even suggests that current figures will not be met. The LPA's figures are reviewed and verified by the planning inspectors before publication. The report submitted with this application has NOT been peer reviewed, does not have the inside knowledge that the LPA planning department has. It is a work of fiction. During preparation of the emerging local plan the LPA made a request for local sites to come forward. This process identified a potential for in excess of 75,000 homes. Understandably many of these sites will not be approved. However, these figures do put the Lichfield's report in perspective.

[REDACTED]

Transport

Promised upgrades to the 4 Ashes Junction remain a dream, not even programmed by Essex Highways. The upgrades whilst facilitating traffic movement through Takeley just move the congestion to new villages. It will not solve congestion.

Parsonage Road, the main route through to Stansted Airport, has recently seen a number of major and fatal accidents. Essex Highways has suggested a cycle way to connect Takeley to the airport. Again, this exists at present as a wish list. There is no suitable route through to the airport. Once in the airport access to the station and terminals is designed for motorised transport only. No pedestrian or cycle routes exist. Stansted expansion plans already submitted to PINS, S62A/2023/0022, do NOT include any plans to enhance or improve non-motorised access. They will further challenge non-motorised access.

Train Fares from Stansted Airport carry a surcharge, by way of an example an annual season ticket to London Liverpool Street costs £5056, from Bishops Stortford £4644, Elsenham £4876

A discussion September 2021 in relation on the impact of development taking place in and around Takeley and the impact on junction 8 with the M11 <https://publicaccess Uttlesford.gov.uk/online->

applications/files/DFED1981E9EF54E7FC4198EAF143611D/pdf/UTT 21 2488 OP-HIGHWAYS NOTE-3737468.pdf UTT/21/2488/OP

In attendance were:- Mark Norman National Highways Shamsul Hoque National Highways Katherine W Essex County Council Mary Young Essex County Council William Allwood Uttlesford DC

“MN is concerned that a lot of separate applications are coming forward which, individually aren't likely to have much impact, but in combination are significant. There is no Local Plan to help inform the development likely to come forward and the infrastructure required to support it.

...

NH and ECC would like discussions with the developers to ensure that the cumulative impact on the junction is assessed and suitable proportionate mitigation is provided. An interim scheme is being provided in the short term and it is recognised that there is a need for a long-term scheme. This will be looked at through the work of the local plan and the National RIS Programme but a shorter-term strategy is needed, as there is no guarantee when or if a major scheme will come forward”. The problems with junction 8 were highlighted the weekend of 29th April through to 1st May, M11 northbound closed. Bishops Stortford gridlocked. Surrounding villages from Harlow to Takeley traffic solid. As local residents we felt like prisoners in our home. We advised family not to visit. [REDACTED]

Since this discussion there has been much residential development along the B1256, within Takeley Street and further development around the Four Ashes junction, including homes and a care homes. Residents have suffered significant disruption to their lives with the continuous road works caused by the extensive small developments around Takeley, Takeley Street and Little Canfield.

The planning statement p.5.110 projects 48 am journeys and 47 pm journeys, statistically this is NOT supported by 2021 census figures, given that there are 230 parking spaces and some 270 bedrooms. Uttlesford has one of the highest rates of dependency on private cars journeys in the country. Journeys will be generated by employment requirements, healthcare visits, educational visits, retail trips, leisure and sports facilities and the like. The estate will also generate additional journeys, such as supermarket deliveries, Royal Mail, Amazon and many other parcel delivery vehicles. Visitors will also need to negotiate local roads.

The census 2021 highlights less than 2.5% journeys are by bus or train. Extrapolating census figures 113 car journeys to employment will be generated daily, pre-pandemic this figure would be 168. This has the potential to be even higher given that the census was undertaken during the pandemic. The transport assessment provided with this application suggests this estate will generate 436 daily journeys. Additional journeys will be generated by supermarket, DHL, DPD, Amazon parcel deliveries and the like. Paragraph 2.8 refers to a footpath to accessing The Croft and Priors Green School. The Croft is a private house located in Smiths Green. There is no Priors Green School. Further fantasies, highlighting how little care goes into producing these reports.

This report suggests Smiths Green is suitable for cycling. It has already been highlighted as being dangerous within the recent [REDACTED] survey. Parsonage Road has also been reported as unsafe for cyclists. I attach some photos of Smiths Green

Traffic congestion exiting onto Parsonage Road will be unsustainable, vehicles from the new estate, trade vehicles and staff vehicles servicing the new industrial units, Weston Homes staff utilising their 120 space car park. It is not unreasonable to predict 1,000 daily trips into Parsonage Road from these developments.

Planning statement p.5.111 refers to upgrading of the traffic signals by a MOVA system. What this projection fails to recognise is the further 350 homes and a 66 bed care home will nullify any improvements to traffic flows.

The transport assessment provided with this application is clearly not independent. I have extracted local accident data, a separate document attached highlights the challenges and dangers local motorists face.

Healthcare

Our local hospital is overwhelmed. Rebuilding is due, as part of the government's new hospital program. However, the work has yet to begin. The trust was only able to achieve 53.7% of patients attending A&E within 4 hours. The Trust regularly sits within the bottom of performance tables.

Access to GP surgeries can only be described as challenging. 3 week wait is usual. The local CCG will not sanction small surgeries, preferring central hubs. Such as Angel Street Surgery in Great Dunmow. However this surgery's performance is regularly in the bottom half of all surgeries. This, despite the large S106 contributions paid to the NHS. Travel to Great Dunmow is by road, promoting further reliance on private cars. Within the original application the local CCG highlighted the lack of GP capacity in the area.

Dental care in the village is only available to fee paying customers.

Our local pharmacy is unable to cope with existing levels of patients. 4 hour waits for prescriptions to be dispensed are not unknown. They provide services to 6 different surgeries. The pharmacy is small and will be unable to participate in recent government initiatives to use pharmacies for minor health issues. During a recent visit I heard staff complain that with over 9000 patients they are unable to cope, but they keep building new houses with no consideration on how services can be provided.

Environmental Issues

As reported in the Daily Mail 21st April 2023.

In a special message to readers, Hilary McGrady, Director-General National Trust, Beccy Speight, Chief Executive of the RSPB and Tanya Steele, CEO of WWF (UK) said: "Many readers will have seen Sir David Attenborough warn that nature here in the UK is in crisis in his recent TV series Wild Isles. Many of our best-loved species from butterflies, kingfishers and hares to delicate wildflowers like fritillaries and our ancient oaks have been put under immense pressure over the past two centuries due to industrialisation, consumerism and urbanisation.

Our natural world has been pushed to the brink. This is a concern for everyone because a healthy, natural world underpins everything we do, from the air we breathe to the food we eat. By letting it decline, we risk not just our natural heritage but our economy and the prosperity of future generations. We know the public cares deeply about nature – our recent YouGov polling showed three quarters of UK adults (76 per cent) are worried about the state of nature in this country. But only five per cent are aware of just how much damage we have inflicted on our natural environment. It is shocking that the UK is in the bottom 10 per cent of countries globally for protecting nature.

"The natural world urgently needs our help. Responsibility for this lies with us all. Now is the time for everyone, in every corner of our four great countries to act."

The development will negatively impact ancient woodland of Priors Wood. NPPF paragraph 180 states c) "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons [63](#) and a suitable compensation strategy exists."

Government guidance goes onto state “Ancient woodland, ancient trees and veteran trees are irreplaceable. Therefore, you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal.”

The Arboricultural Advisory Service in their report, prepared for the Department for the Environment, clarified that tree roots extend beyond their canopy. Tree roots extend radially a distance equivalent to at least the height of the tree and are located primarily in the upper 60cm of soil. The vast majority of fine absorbing roots are even closer to the soil surface. Thus, any soil disturbance within the rooting zone will damage tree roots and should be avoided. Within the rooting area the following should especially be avoided, soil stripping, site grading, soil compacting, trenching, deposit of toxic materials. The nearer to the trunk that such operations occur, the greater the damage and loss of roots.

Along the length of Priors Wood boundary with Bulls Field substantial trees, including Oak, Ash and Hawthorn are present.

By encouraging access to the ancient wood, effectively turning it into the playground for the estate. Further significant damage will occur to the wood where the access road is due to be pushed through. Light pollution from the estate and pathways will disrupt nightlife, including bats, owls and insects.

The report produced by Barton Hyatt and Associates refers to BS5837 2012. This Standard is very clear that following its guidance does NOT mitigate any legal requirements. Preservation of ancient woodland is a legal imperative.

Weston Homes have **not** maintained the woodland.

Weston Homes have weaponised the local hedgerows. Prior to the initial housing application they reduced the height to 75cm, now they are allowing uncontrolled growth, no doubt in an attempt to hide their latest plans. The Barton Hyatt report suggests that this hedgerow (H8) is in good condition. The reality is very different. Following its practical destruction in 2021 it has been left to grow without any maintenance or repair. It is now growing out of control. Again another example of so called experts not having the full knowledge.

This development does NOT achieve the 30% target biodiversity net gain required under the 30 x 30 guidelines.

Education

The proposed land gift to Roseacres School will allow expansion of the school to accommodate the new pupils from the estate, no doubt this will be reflected in reduced financial contributions to the ECC education budget under S106 rules. This construction is unlikely to be available until after the Estate is occupied. Where will potential students from the estate start their education? How will they travel to school?

There is no secondary school in Takeley. Students are bused either to Great Dunmow or Bishops Stortford. This limits after school activities, thereby reducing the full experience that students should be enjoying, unless parents are able to arrange transport for students independently of the school bus system, thereby generating more private car journeys. New housing in Great Dunmow and Bishops Stortford is putting great strain on education facilities.

Heritage Assets

Section 66(1) of the Planning (Listed Buildings and Conservation Areas)

Act 1990, as amended, (PLBCA) requires that the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. In this case, the proposal would fail to preserve the setting of listed buildings through the loss of the last rural and open context of the listed buildings. Accordingly, the proposal would fail to preserve the setting of the listed building.

The Framework requires that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. In this case, the harm arising to the setting Grade II listed buildings, the scheduled monuments at Warish Hall and remains of Takeley Priory would be no greater than less than substantial and therefore Paragraph 202 of the Framework applies.

As such the proposal fails to preserve the setting of the listed building, this being contrary to the clear expectations of s66(1) of the PLBCA, which anticipates special regard being had to that preservation, and adjudged by the Courts to be a matter of considerable importance and weight.

Moreover, the proposal would also conflict with Policy ENV2 of the LP which requires that development affecting a listed building should be in keeping with its scale, character and surroundings.

The proposal is also at odds with Chapter 16. Conserving and enhancing the historic environment of the Framework, which include in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and that great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Estate buildings will clearly be visible from Smiths Green and Warish Hall. Not only the properties adjacent to the estate but any walkers on Smiths Green. Light spillage will occur and again impact on Smiths Green being even more visible.

The proposal would be contrary to Policy ENV2, relating to development affecting listed buildings. In applying Paragraph 11, section d), subsection ii, and footnote 7 of the Framework, the application specifically of heritage Policies of the Framework, including Paragraph 202, provide a clear reason for refusing the development proposed. This is because the proposal would result in substantial harm(s) to the setting of the designated heritage asset which would not be outweighed by the public benefits of the proposal.

The application suggests that only three listed properties will be impacted by this development. Weston Homes chose to ignore the impact on Smiths Green, a protected lane with agrarian views, The Limes and Limes Cottage non listed historical assets. Further they chose to ignore the impact on the many listed buildings along Smiths Green, including, but not limited to Cheerups and The Cottage. A 2017 study by UDC's heritage officer highlighted the impact development has on irreplaceable heritage. I will submit a separate summary of this report.

Application Details

The application form has obvious errors. It highlights that the proposal is for a total of 96 bedrooms.

Paragraph 5.118 of the planning statement states 98 homes yet provide a breakdown totalling 96.

There is **NO** S106 draft or final agreement submitted. As residents we would expect the opportunity to comment on any proposed infrastructure improvements that impact our daily routines.

None of the properties show suitable areas for home working. 2021 census 39.4% of Uttlesford residents work from home. Which plots are adapted for disabled living? No bungalows are proposed for less able residents.

Many of the proposed buildings are inconsistent with Takeley and the rural area in which they are proposed. Flats over garages are not consistent within a rural setting, with the greater fire risk that such properties are associated with.

Parking spaces adjacent to plots P01 and P02 will negatively impact on the ancient trees to the rear of North Road.

There are no benefits to existing residents. The proposed land gift to Roseacres School will provide space for the school to expand to accommodate new pupils from the "new estate".

Within the planning statement Weston Homes apply significant weight to the supposed benefits of the estate, yet give minor weight or ignore the many negatives that will result from this construction. Clearly a document that is heavily biased by the author.

Repurposing of Priors Wood into a playground will be an environmental crime. Damage to ancient habitat. Loss of species, including orchids will occur. Building works, constructing new paths will damage the environment and the tree roots below. Increased access will result in damage to the flora and fauna, on the woodland floor trampling from foot fall will damage plants and tree roots. Increased activity will negatively impact on ancient trees. Unsupervised access will encourage vandalism, trees being used as swings. Broken tree limbs and even fires being lit. Wildlife, owls, bats, deer and the like will be frightened away by the increased activity.

Proposals to tarmac the footpath on the edge the ancient woodland is contrary to the guidance. Risking damage to roots and soil contamination caused by rainwater runoff. The proposed lighting scheme will impact on nocturnal wildlife. Bats, owls and insects are all particularly sensitive to light.

To encourage access through upgraded footpaths and cycle ways to Smiths Green and Jacks Lane will place pedestrians and cyclists at risk as there is insufficient space on these Lanes. Vehicles regularly behave in a irresponsible way along these routes. As highlighted in the rejected application S62A/2023/0016. This route can NOT be considered as safe.

Entrance from Parsonage Road is shared with 124 car parking spaces and the recently approved business units built behind Weston Homes offices, these units are NOT clearly indicated on the access drawings. Clearly larger trade vehicles, private cars, cyclists, pedestrians including mothers with push chairs and children are NOT compatible in such restricted space. The exit into Parsonage Road is further restricted as the southern side of the road forms part of the Weston Homes car park, reversing and manoeuvring cars are a further hazard. The majority of pedestrians must be expected to walk south through to the bus stops and limited shops around the 4 Ashes Junction, therefore having to cross the site exit. The entrance/exit from the estate onto Parsonage Road is uncontrolled. Traffic levels will be unsustainable with all the traffic being generated by this development, Weston Homes car park and the industrial units. Pedestrians and cyclists trying to cross Parsonage Road will not be able to achieve the crossing safely.

The Smiths Green conservation area which is under consultation highlights the agrarian views. Bulls Field is part of a raised chalk platform. The views across farmland, trees and hedgerows will be replaced by houses, streetlights and manufactured street scenes. As stated within the conservation area proposals "2.1 Smiths Green has, in recent years, been coalesced to some degree into the growing settlement of Takeley. However, the small hamlet is still very distinct and legible. The open land flanking Smiths Green Lane, the protected lane and the historic structures present a character and appearance of historic and architectural interest. This composition, within its agrarian setting, provides an understanding and experience which enhances an appreciation of the historic environment. The special interest here is importantly found not only in the individual buildings but also all of the open spaces between, the quality of the green, the landscaping and its agrarian setting."

Place Services state "only through a significant reduction with the proposed boundary located much further west within Bull Field would there be potential for a no harm development". The estate will be visible from numerous locations from Smiths Green. Detracting from the setting of these important historic assets.

The impact on the emerging Conservation Area **MUST** not be underestimated. We can not use this as an excuse to shirk our obligations to protect and preserve our remaining heritage, and their settings for future generations. Just because the conservation area has not yet been formally established does not mean that the impact this development has on these heritage assets can be ignored. Smiths Green has taken hundreds of years to develop, this will all be destroyed by the stroke of a pen. Protecting our historic assets must take precedent over developers avarice.

A "wildlife meadow" is proposed to satisfy concerns raised during previous applications. However, will Weston Homes retain ownership of this land to allow future development, thereby completing their original scheme, so robustly refused. This parcel of land is to be used as part of the drainage system for the estate. Who will accept maintenance and management of this area, poorly maintained public areas are all to evident around Priors Green Estate. Despite the potential for good existing hedgerows creating boundaries this area will be fenced. Routes through the site lead through to this area. Again this highlights the potential for future development. Local residents have little trust that Weston Homes will honour their commitments. Indeed it is very noticeable how very friendly the relationship between UDC planners, Essex Highways and the applicants. How incompatible the recommendations by UDC officers with the policies off and contained within the Local Plan, the emerging local plan and the elected representatives are.

Affinity Water raise no objections. 96 new customers and water charges. Yet residents regularly complain about water pressure. This was highlighted by a recent house fire after which Mr Maher, the local fire station manager, said the firefighters "worked incredibly hard" with a limited water supply service. Following the fire local villages have reduced water supplies whilst levels are restored. Clearly, two house fires at the same time there would be insufficient water for the fire service to operate effectively. [REDACTED] Thames Water operate Takeley Sewage [REDACTED] sewage into Pinceys Brook for 701 hours, lower due to reduced rainfall, 2021, 1281 hours, in 2020 1062 hours. Highlighting how our infrastructure is unable to keep pace with the speed of development in our village. With new developments in Takeley Street and around Parsonage Road this figure will only increase. This is an unacceptable health risk.

Any reports submitted by Stansted Environmental Services should be considered at the very least as suspect, three out of four directors are also directors of the applicant.

Conclusion

This process is heavily weighted in favour of Weston Homes. They have unlimited time to prepare their application. They have resources to pay so called experts to produce glossy reports, reports with style over substance and accuracy together with the opportunity to request changes to such reports . They have suitable software and in house staff to produce their own glossy reports. They are able to add and amend their application until decisions are made, they have already started that journey submitting revisions to the original application. Much information has yet to be provided.

Residents are time constrained, not even able to obtain answers to freedom of information requests. Not able to respond to late responses. Nor having the financial resources of the applicant prevents access to so called experts.

With over 5 separate sites currently under construction in and around Takeley we can not accommodate any more.

I would urge you to give substantive weight to residents comments, they live in and know their community. They recognise the impact previous developments have had on their lives and communities. Takeley's infrastructure is unable to accommodate this development. This development is not required or wanted in Takeley.

William Critchley
[REDACTED]

