

From: Adrian Bass [REDACTED]
Sent: 07 September 2023 17:09
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Planning Application Ref. No. S62A/2023/0019

To: The Secretary of State and Planning Inspectorate

7th September 2023

Dear Sir or Madam,

Planning Application Ref. No. S62A/2023/0019

With reference to the above proposals, we would like to register our **objections** to the development for the following reasons:

1. Immediate impact to the Countryside and area of Takeley

Takeley has already grown by more than 500% over the last few years and far exceeding the quotas set in the UDC local plan, so there is no justification for this development in this location.

Also, the proposed development is within the Countryside Protection Zone (CPZ) which was drawn up by UDC and is outside the accepted development limits of the village. The CPZ was not to just stop the expansion of Stansted Airport but to also ensure that a green belt remained around the airport to reduce pollution and keep the area green. This should not be ignored.

Traffic congestion is already a major issue in and around Takeley and this development for 96 homes could easily over time, as families grow, equate to an additional 192 cars needing access to Parsonage Road, which will only put more strain on an overloaded system, particularly the Four Ashes Junction.

This development will place a considerable strain on water supplies in the area, which are already suffering in places with low water pressure barely above the minimum required. It will devastate the outlook for many existing households and increase traffic flows in the area without any real provision for how this will be managed and improved once the development has been completed.

Like many fields in this area of Takeley, Bulls Field has been farmed for over 600 years and this development would ensure the loss of much needed productive agricultural land at a time the government is proposing the UK needs to be more self-sufficient with regard to food production.

2. Impact to the Heritage and visual effect of Smiths Green to the South and East of the Development

The proposed development forms part of one of the most important historical areas of the village of Takeley that is left undeveloped, and the fact that the development of Bulls Field was part of a larger proposal that was dismissed by the Planning Inspector at appeal last year should not be ignored

Whilst Weston Homes have stated they have addressed many of the issues raised during that appeal process regarding the visual impact and setting of the Heritage assets in Smiths Green to the south and east of Bulls Field, this development will still have a significant impact on the visual effect and setting of these assets, some of which have stood since the 15th century. I fail to see how it can't when today those assets are in a rural setting adjacent to a field that was until recently used for agriculture. Any development of Bulls Field will clearly have an impact on these assets, especially with regard to light and noise pollution.

The setting of these properties needs to be maintained so that following generations can appreciate them in the rural environment they should be in and as they have been for centuries i.e., in a village setting not consumed by modern housing developments.

Whilst we appreciate the need for more housing this development is simply in the wrong place. Surely with reference to the context above we should be looking to use existing brown field sites rather than develop green field sites simply because you can.

3. Impact to Wildlife and Priors Wood

With the increase in noise and light pollution that this proposed development would bring, the impact to wildlife and Priors Wood, would be devastating.

Priors Wood is an ancient natural historical woodland that provides homes and breeding areas to much wildlife, including deer, bats, badgers and foxes and numerous varieties of birds including Owls, Woodpeckers and Kites

It is likely that many wildlife pathways will be destroyed due to this development and the wildlife will simply disappear and move on due to the noise and upheaval, and never return. Once completed many residents will undoubtedly have cats and dogs as pets, they will understandably want to put up security lights in their gardens so there will be more light pollution, there will be more noise. So why on earth will the wildlife return?

This will truly be a huge loss to the local community who currently have the ability to enjoy nature in an area that is becoming over developed and fast losing any meaningful open green space.

Thank you in advance for considering these objections.

Can I also request an acknowledgement of this email

Kind regards,

Adrian Bass & Carole Oakley

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