

From: Jim Backus [REDACTED]
Sent: 07 September 2023 16:32
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Planning Application S62A/2023/0019

Dear Sir or Madam

I wish to object to this application on the following grounds:

CPZ

sustainability, net zero

traffic congestion

likelihood of damage to ancient woodland Priors Wood

degradation of the nearby hamlet of Smiths Green in the parish of Takeley

1. CPZ (Countryside Protection Zone)

The CPZ was a recommendation of the Eyre Report that led to Stansted becoming London's third airport. The Conservative government of the day accepted the creation of the CPZ. The fact that the CPZ has been included in Uttlesford's Local Plans since then does not alter the fact that the CPZ is a government policy. Bull Field lies wholly within the CPZ and should remain undeveloped.

2. Sustainability, net zero

The proposed housing will principally be for people who do not work within cycling or walking distance of their homes. The commuting will materially contribute to the UK's carbon emissions. It should be noted that in common with all products, electric vehicles consume energy during construction. Homes should not be built where environmentally friendly commuting is not practicable.

3. Traffic congestion

Parsonage Road and the B1256 are already very congested at peak times. These roads are also used hundreds of times a day by lorries travelling to and from Elsenham quarry. The addition of 96 new homes could add over 700 traffic movements a day (basis family with 3 drivers 2 commuting to work and 1 doing a school run). This additional traffic on already congested roads is a reason to refuse this application.

4 Damage to ancient woodland Prior's Wood

Prior's Wood already shows signs of damage due to excessive footfall. The addition of 96 homes immediately next to the wood will only add to the damage to the woodland. The application should be refused on this basis.

5 Harm to the setting of the ancient hamlet of Smiths Green

Smiths Green is a hamlet in the parish of Takeley. A number of the dwellings date back to the 18th century or earlier. The proposed development is very close to the hhamlet and will harm the setting. The application should be refused on this ground.

To conclude, this application will cause a variety of harms and should be refused on the basis of all of them

Regards

Jim Backus