

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

5th September 2023

From Michael Letchford, [REDACTED]

Dear Secretary of State,

RE : Your application Reference S62A/2023/0019. Land to the north of Roseacres, between Parsonage Road and Smith's Green Lane Takeley CM226NZ

I am a local resident and I am dismayed that the developer is yet again seeking planning permission for a new development, slightly reduced, (96 houses rather than 125) for a scheme which was turned down in the recent past by the Planning Inspectorate.

The same objections which were voiced in 2022 still obtain.

Loss of historical agricultural land, more important now than before. Due to war in Ukraine and pressure on grain supply.

No consideration for listed buildings in Smith's Green or for the local historical heritage.

Takes no account of the Countryside Protection Zone designed to maintain green belt around Stansted Airport.

Builders have been asked to develop brown field sites and not to continue consuming green field, agricultural land. Bull Field has been farmed for more than 1,000 years.

According to our Local Plan the allocation for new buildings in Takeley is but a handful short of the final allocation

Damage to a valued landscape.

Nature conservation. Many bird species in this area on Red List

A further increase of traffic on our over-burdened roads. There is a new development but a few hundred yards from Weston Homes HQ on Parsonage Road, which will take the traffic from any development on Bull Field.

The volume of traffic at Four Ashes crossroads is very high already. With this new development and the new houses currently being built on Parsonage Road the traffic volumes, not just from residents, but from the many movements of refuse collectors, Amazon and other private deliveries, will add enormously to the weight of traffic at this junction. There is also school traffic for Roseacres. Also many parents walk their children to school using the Four Ashes crossing.

There is concern for the future of Priors Wood, a very important local amenity, which is correctly described as ancient woodland. This wood has not been managed for a long time and is the responsibility of the landowner (Weston). Development on two sides of this wood will be a threat to its continued state and existence. The Woodland Trust says there is no protection for this wood. The potential of a road from the Bull field development through Weston's estate to Parsonage Road will surely impinge upon the corner of the wood.

Let us preserve the little that is left of that which is historic in our village

Michael Letchford