

From: Sarah Firth [REDACTED]
Sent: 06 September 2023 22:08
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0019 Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane, Takeley, Essex, CM22 6NZ (Land known as Bull Field, Warish Hall Farm, Takeley, Essex)

Dear Sir/Madam,

Re: Bulls Field

I am writing to you to express my concern and to strongly object to the Weston Homes application for the Bulls Field proposed development.

I have a number of concerns that the proposed development would negatively impact our area and local surrounds.

Firstly, there would be a huge effect on the local wildlife. There is a large deer herd that roam the area. Many other wildlife has also been spotted in and around those areas such a snake, red kites, bats to name a few. Last few years under the pandemic has greatly shown the importance of nature to the local community and people's mental health. My family and I regularly walk along the public rights of way, which are within in this development. We enjoy the quiet surrounds and being close to nature. The impact of building on such a scale next to an ancient woodland is very worrying.

Secondly, there is already a lack of local services to support the local community without an additional 96 homes. Local doctors and secondary schools are already at capacity. There are only two small convenience stores in the local area, which are already quite busy. The nearest supermarkets are Great Dunmow and Bishops Stortford, both of which towns are already facing extra demand on such services due to their own massive house building developments.

Thirdly, the development would spoil the rural setting of our local area. Takeley, Smith's Green, Jack's Green/Lane and Little Canfield would lose their own identities. This development would have the impact merging all these villages into one.

In addition, the access point for the development through the two existing Weston Homes Head Office buildings, a car park with industrial units and then a rather narrow gap next to Priors Wood seems impractical. This would surely cause a bottleneck for potential homeowners accessing their development and for an emergency services having to respond to any potential incidents. Having such frequent vehicle movements so close to Priors Wood would certainly have a negative on the wildlife and trees.

Lastly, Smith's Green and Jack's Lane have many historic and unique buildings. Many are Grade II listed and there is an ancient monument. The character of their setting would be negatively impacted.

In summary Weston Homes vision to 'Enhance our Village' is very questionable in my opinion. This would destroy the village feeling we have and it would feel like a town but without the appropriate infrastructure.

Yours faithfully
Mrs Sarah Firth