

**From:** Rob Malden [REDACTED]  
**Sent:** 07 September 2023 07:03  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Planning Application S62A/2023/0019 - Land known As Bull Field, Warish Hall Farm Smiths Green Takeley - objection

Dear Sirs

**Planning Application S62A/2023/0019**

**Land to the North of Roseacres between Parsonage Road and Smith's Green Lane, Takeley, Essex CM22 6NZ  
(Land known as Bull Field, Warish Hall Farm, Takeley, Essex)**

I wish to object to the above application.

The developer's appeal on a larger proposal was rejected and it has merely divided up the original application into smaller "lots" with some minor changes. Their application for the first of these "lots" on Smiths Green was quite rightly refused by the inspector in August 2023, the inspector should similarly refuse this application for the following reasons:

- The development site is close to the proposed Conservation Area of Smith's Green which is currently out for consultation, the houses would be easily seen from Smith's Green. In addition Smith's Green Lane (or Warish Hall Road) is a Protected Lane. Although the developer has now changed its earlier proposal slightly and removed a few of the houses closest to Smith's Green Lane, the proposed development will be seen clearly from Smith's Green and the Protected Lane. This will change the open rural aspect presently seen from the proposed Conservation Area and the Protected Lane.
- The application site is in the Countryside Protection Zone which was brought in to stop coalescence of Stansted Airport with the surrounding villages. The proposed development goes against this policy and has a significant cumulative effect after other recent planning consents in Takeley.
- Priors Wood is an Ancient Woodland. This proposed development would have serious detrimental effects on the Ancient Woodland and the wild life that can be found there. The width of the so-called buffer zone is far too small, the Woodland Trust recommends a minimum of 50m as a buffer zone and this not to be filled up with access roads and footpaths etc.. Furthermore the grand aspect of the wood as viewed from Takeley and Smiths Green would be destroyed, as well as creating a disturbance and disincentive for the existing wildlife caused by the close proximity of the housing itself plus all the new lights at night where there are currently none.

The new residents will inevitably use Priors Wood for recreation purposes further damaging the delicate flora and fauna therein. No doubt the ancient woodbanks within the wood will not be respected or preserved which will cause loss of ancient history.

The entrance to the development site has a pinch point on the southwestern corner of Priors Wood which would have to accommodate a road, cycleway and footpath, this would make the problems described above worse.

- The pressure on Warish Hall Road ( named Smiths Green Lane in the application), which is a Protected Lane, continues to grow. The recent approvals for the building of over 400 houses, a residential care home and industrial warehouses along Parsonage Road in Takeley have already hugely increased traffic, and drivers seeking to avoid the traffic jams are increasingly using Warish Hall Road as a "rat run". This puts at risk the walkers and cyclists who currently enjoy this area, coming from as far afield as Priors Green, along Jacks Lane, to the medieval Priors Wood. Nor is the lane itself robust enough to withstand any significant increase in traffic, in fact its condition has already deteriorated significantly. The verges are designated as village green so the addition of pavements or cycleways is not possible without special permission of the Secretary of State.

For the reasons given above I strongly urge the inspector to refuse this application

I should be grateful for your confirmation that my submission has been safely received by PINS.

Yours faithfully  
Robert Malden

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