

**From:** Paul Snares [REDACTED]  
**Sent:** 06 September 2023 21:36  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Section 62A Planning Application: S62A/2023/0019

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6 September 2023

Dear Sir/Madam

**Section 62A Planning Application: 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)**

I am writing to express my objections to the above planning application.

The grounds I wish to object on are as follows

The site is in the consultation zone of an SSSI.

The site is adjacent to Ancient woodland - which will be at risk from the development of this site, the access will impact directly on the wood because of its closeness to the wood and will impact on this ancient habitats.

The wood and surrounding area are on the range area of a herd of wild deer that will be displaced by this development.

This is a wildlife site and the development will impact on protected species, with direct impacts to habitats and light spill from residential development.

This site is open countryside which forms a buffer for the existing village and Stansted Airport.

The development will mean the loss of Grade 2, good quality agricultural land, at a time when the country is looking for sustainable food production.

The site sits outside the development limits of the existing settlement and will therefore result in urban sprawl impacting on the rural nature of this location and the setting of existing Grade II listed buildings.

There are already insufficient important services in the area with no GP services which is already impacts on the ability of current residents of Takeley and Little Canfield to access primary healthcare.

The development will exacerbate the traffic on already busy roads. Particular impacting on the Four Ashes crossroads, causing air pollution as stationary traffic queues to get across the traffic lights at the busiest times of the day.

I would urge you to reject this application as happened with the developers previous attempt to develop this agricultural field.

Yours faithfully

Paul Snares