

From: Tim Connolly [REDACTED]
Sent: 07 September 2023 16:42
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62a/2023/0019

Dear Sir.

With reference to the planning application S62a/2023/0019 I would like to register my objection to the scheme.

My name is Timothy Connolly and my family and I have lived in Smiths Green, Takeley for over 16 years;

Over the past 10 years or so Takeley and the Canfields have taken on many very large residential developments which has put a huge strain on the infrastructure in the local area to a level where it now cannot cope. Both Takeley junior schools are at their limit and there are no senior schools in the close vicinity. Weston Homes have added an extension to the existing Roseacres school in their application but we all know that this won't happen and if it did it would not be sufficient to cope with even the current expansion, let alone another 96 houses. The lack of any medical centre or GP surgery means that residents currently have to travel over 5 miles to the nearest surgery. Water pressure and drainage in the area are already a major concern, with the current systems already at breaking point and water pressure is at a very minimum in many areas of the village.

This current application was part of a larger one that was put forward by Weston homes which I and a large part of the local community strongly opposed. This original Warish Hall development plan had threatened to urbanise what is currently an area in the Countryside Protection Zone (UDC Policy S8). The appeal from Weston Homes was heard in July 2022 and all the issues thoroughly examined. This appeal was dismissed by the Inspector in August 2022. By simply breaking up the original plan into three different applications in no way changes the issues at stake. In fact, the latest application for development of Jack's Field (one of the pieces of the original application) was rejected by the inspector in August this year, following a hearing in July.

This proposed development would contravene a significant number of Uttlesford District Council (UDC) policies, in particular: Policy ENV3 - Open Spaces and Trees. Policy ENV7 - The protection of the natural Environment. Policy ENV8 - Other Landscape Elements of importance for Nature Conservation. Policy ENV 9 - Historic Landscapes. Policy S7 - Countryside.

The footpath from Smiths Green through to Bulls Field is a single track unlit footpath Weston Homes have made great play of the fact that they would like to upgrade this footpath so that it becomes a cycle track etc with all that that entails (lights, speed, noise etc) there is an associated footpath leading from the bottom of Jacks Lane (which is opposite where Weston Homes "upgraded" footpath would exit and abuts the moat) again this is a safe walk for children and animals and doesn't need to be upgraded. Weston Homes have made great play that "new residents" in Bulls Field would use these footpaths to access the local shops. In reality they won't. whilst it is a nice stroll to walk the dog etc in summer months - Takeley residents use their cars to access the few local shops.

Bulls Field abuts Smiths Green, an area with listed buildings along a protected lane, which is narrow, unlit and only has grass verges with no footpaths. Weston Homes in their documents A.18 Residential Travel Plan by Motion - May 2023 Section 2.10 and A.20 Transport Assessment by

Motion -June 2023 Section 3.7 refer to Smiths Green being subject to a 30mph speed limit. It is true that it is a 30 mph turning off into Smiths Green from the B1256: However, what Weston Homes fail to mention is that this speed turns into the national speed limit of 60mph at a point clearly visible from Bulls Field turning left at the exit from Takeley Footpath 40 and near to Byway 25. Walkers and cyclists from the proposed site using Footpath 40, particularly if they were to attend Takeley Primary School or visit the neighbourhood centre in Priors Green, would have to share the unlit Smiths Green Lane with motor vehicles in the long, dark winter months. This could potentially have lethal consequences.

This application is inside the CPZ which was originally put in place to protect the village and villagers from the impact of Stansted airport expansion. Weston may argue that other building contractors have been allowed to build within this area but thus should not just mean that there is an automatic right for them to break the CPZ especially considering the proximity to the ancient woodland Priors Wood which has historic value. Priors Wood also houses huge amounts of wildlife and the buffer set forward in the application in no way protects the wildlife and the trees.

Whilst I understand the need for further housing in the South East of England, I hope you agree that this development does not suit any criteria set out by the Prime minister earlier this year and has absolutely no support from the residents of Takeley and Little Canfield. I hope you study the residents comments in detail and come to the same conclusion that this application must be refused.

Timothy Connolly

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