

**From:** tedkimber [REDACTED]  
**Sent:** 08 December 2023 16:12  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Section 62A Planning Application: S62A/2023/0027 Warish Hall Farm, Smiths Green Lane, Takeley, Essex, CM22 6NZ - Resident Comment

Response to Planning Application: S62A/2023/0027

To whom it may concern,

I must once again object to the proposed development due to the simple fact that A.) the prospective developer has made no effort to address the concerns of local residents which have been previously raised; in many ways the subsequent proposals have gotten worse not better, adding lighting to a perfectly serviceable natural byway whilst failing to address increased traffic and household amenities issues, such as water pressure. It makes assumptions about the pedestrian traffic of any new residents which are unlikely to align with reality: Bus stops, school bus stops especially, and other main services are not in the somewhat 'busy' area of little canfield where some buses, traffic and pedestrians vie, often with giant slabs of missing road surface, for somewhat limited and blind access to the limited services near the school.

I must concur with other submitted objections that it is not possible to develop this area whilst maintaining its natural beauty and preserving the tranquillity of the surrounding protected woodlands.

The following is my original objection to the planning application.

The proposal by Weston homes is riddled with problems and would fundamentally change the whole character of the land scape.

Regarding the plan itself. It appears to be a box ticking exercise with limited amounts of attention given to the reality of the situation or site. The site is a small site, 40 homes yet represent approximately a 200% increase as compared to the number of properties on the lane itself, and looking there seems to be no concrete sustainable or realistic attempt to address the additional strain it places on the infrastructure.

Residents of the lane already lack water and water pressure. The area is flat and the water pressure virtually non-existent, to the extent that it is not possible to irrigate the end of our garden using a hosepipe. We are already considering the purchase of a private pressure improvement system. This is already a known concern across the whole village. Regarding mains drainage; it's not extant in Jacks Lane and never has been. It is unclear where the new estate will tap into to gain it for the development, short of digging up the whole lane itself to lay new piping. At significant expense this household has already invested in a water treatment plant when the surrounding area ceased to be able to support our previous cesspit system. We see no benefit to changing that now.

The access to the site will also effectively make bin collection and general travel outside of the houses on Jacks Lane impossible. The waste collection vehicles already have to reverse up the lane and drive out again in order to cause minimum disruption, and with the addition of heavy-duty construction equipment the solution will become untenable.

Furthermore, regarding the site Warish Hall Lane (or Smiths Green lane as the documentation lists) has a bend that has proven potentially dangerous for motorists. We have had two serious road accidents in the last year due to people speeding in the dark around the bend, and adding more heavy goods traffic, and more traffic in general to the area is only going to make things worse: not better.

This bend would need to be almost totally destroyed and the whole road rebuilt and rerouted in order to attempt to make it 'safe' for the new volume of traffic it would be expected to handle, and doing so would jeopardise any potential for retaining its ancient lane status going forward: it would no longer look any different to other country roads that have suddenly had numerous housing estates built along their edges. This would open even more opportunities for hostile opportunistic construction projects in the future.

Furthermore, the damage that will be done to the already ailing infrastructure of the roadway would represent an enormous bill for the taxpayer and local government, which no doubt Weston would not be prepared to pay. This would severely limit the effective mobility of several of the elderly residents of the lane and beyond for potentially years to come, depending on how long the construction would take and how good a job they do of enabling a smooth traffic flow.

Finally, it is an unfortunate fact the biodiversity is being pushed out of the area, and this project will only make this significantly worse. There comes a point when, if the bats and foxes must cross into the airport zone to obtain sustenance, they will either move on (where to?) or simply die. The deer that currently frequent the woods and lane around the area would similarly be deprived of one of their favourite haunts, and one of the greatest sources of joy when walking along the lane will be lost forever. The local wildlife would effectively 'go extinct' in the immediate locale with a new influx of people and housing..

This area is one of the last areas of the village that retains its rural character that I remember as a child. Whilst I accept that there is a need for new housing generally, this area remains possibly the most inappropriate place to begin new development, and the submission does little if anything to assuage or convince me of its necessity or that it has seriously taken the unique character of the area into consideration. Rather it hopes that people will ignore the fact that it does not.

Yours Faithfully,

Edward Robert Flawn-Kimber