

From: Janice Hughes [REDACTED]
Sent: 08 December 2023 20:58
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Objection to UTT/23/2682/PINS and S62A/2023/0027

UTT/23/2682/PINS and S62A/2023/0027 – Full planning application for Erection of 40 no. dwellings, including open space landscaping and associated infrastructure

LOCATION : Land at Warish Hall Farm North of Jacks Lane Smiths Green Takeley

Customer Details: Mrs Janice Hughes, neighbour [REDACTED]

Stance: Customer **Objects** to the Planning Application

This application from Weston Homes should be **refused permission**.

For us 'lay people', of which I am one, to keep objecting to what seems to be largely the same planning application, just 'tweaked', that has been already turned down more than once is beginning to annoy me.

Despite having objected in the past, I would like to give some reasons why I am still against the proposal:

- A large estate of 40 new homes situated off of a narrow, unlit, countryside **PROTECTED LANE** would be out of character to the setting.
- the proposed access to the site is very close to a 60 mile an hour speed limit (commencing at the junction with Byway 25).
- The planned site borders that of the **DESIGNATED CONSERVATION AREA** of Smiths Green. This designation was made to preserve/enhance the character and appearance of this area, something that this latest proposal by Weston Homes does not.
- The large proposed estate has several heritage assets adjacent to the site that include Grade II listed buildings. The new housing estate would be out of character with this **DESIGNATED CONSERVATION AREA**
- The **PROTECTED LANE**, Smiths Green has a 7.5T traffic restriction allocated to it for good reason. Construction vehicles would ruin the soft grass verges of Smiths Green in their attempt to get to the proposed site. As said before, the road is narrow. These vehicles meeting a car travelling in the opposite direction just would not be safe.

As evidence by the smaller developments along the B1256, building sites are staffed by workers who travel by car. What provision will Weston Homes make for their construction staff so as to not cause obstruction along this narrow **PROTECTED LANE**?

- I note that Weston Homes plan to connect their proposed houses to main drainage rather than septic tanks, as used by existing residents bordering the site. In order to achieve this, the Weston Homes plan is to connect their properties via a pumped sewer linking it to Parsonage Road. This would require digging up: the **PROTECTED LANE**; the associated grass verges; one or more ditches;

and a field abutting an ancient woodland. This would cause significant upheaval for residents, farms and businesses along Smiths Green Lane. This should not be allowed.

- The developer wants to modify part of the path and add lighting down the well used Restricted Byway 25. I wish to expand further on this point, below:

- Adding lighting along this section of Byway 25 and across Jacks Green extending on again at Byway 25 that leads to Burgattes Road, Priors Green would conflict with the character of the area that has no street lights.
- Technical Standard – Public rights of way Document no.:HS2-Hs2-HW-STD-000-000002 page 33 Section 7.12.1 “NOTE – In the countryside, usage of public rights of way during the hours of darkness is likely to be minimal (and where it occurs, users are likely to be using torches anyway)”.
- I should also like to add that the remaining part of the Restricted Byway 25 that extends from Burgattes Road through the middle of Priors Green Estate at Little Canfield is unlit and there are no plans to change this. In fact, there are many areas of the village of Takeley that are unlit and that includes the B183 after the Takeley Four Ashes junction along Parsonage Road up to Stansted Airport.
- Any works allowed along Byway 25, should lighting be granted, would evidently mean the closure of that section for a period of time. As I’ve said before, this Byway is frequently used especially by dog owners, any closure seems unfair.
- The use of any low level lighting proposed by Weston Homes, (along with the lights associated with the new homes) would bring the area light pollution out of character with the area.
- Byway 25 has restrictions at all entrances to prevent vehicular activity. These restrictions must remain in place, should this development be allowed.

- I am also concerned that the Landscape character for current residents in Jacks Lane will be spoilt, despite the developer acknowledging that the vegetation will be retained. Their intention is then to build new bungalows behind a wire fence nearest the existing bungalows overlooking the site. However, this vegetation is not dense, as can be seen from below photo taken from Takeley footpath 43 along Jacks Lane, especially in winter. One such bungalow is even called ‘Field View’! Sights currently enjoyed by Jacks Lane residents would be compromised as would their privacy.

Please, please refuse this application by Weston Homes.

Kind regards

Janice Hughes

Please can you acknowledge receipt of this email.



(Photo of Jacks Field viewed from Footpath 43 along Jacks