

This is a vexatious application and should NOT have been accepted by PINS

The history of applications on this site:-

UTT/21/1987/FUL - Refused

Appeal APP/C1570/W/22/3291524 - Refused

S62A/2023/0016 - Refused

UTT/22/3126/FUL - Pending

This application breaches many of UDC's planning policies.

- Principal bus routes, including school bus services travel along the B1256, Dunmow Road.
- There are only limited bus services through Priors Green.
- The most direct route to access bus services is along Smiths Green.
- Smiths Green an unlit single track lane passing through the registered Smiths Green Village Green with no alternative paths or walkways for pedestrians, wheelchairs, mobility scooters, cyclists and other than the carriage way.
- Smiths Green suffers from flooding.
- Significant damage is being caused to the verges by the large volume of traffic using the Lane.
- As a mother I would not allow my children to walk along Smiths Green.
- Weston Homes attempt to promote Priors Green as an alternative route, only limited bus services exist through Priors Green, and certainly no school bus services.
- Unnecessary & unwanted construction in the Countryside Protection Zone.
- Damage to Smiths Green Conservation Area.
- Doubling the size of Smiths Green Hamlet.
- Affordable, social and rental homes collected in one area, contrary to planning policies
- Urbanisation of Jacks Lane byway. Downgrading of the byway to a footpath
- Introducing urban values into the rural landscape is contrary to the principles of the statutory requirements under the Local Nature Recovery Strategy.
- Restricting the width of the byway with handrails makes it unsuitable for, pedestrians, dog walkers, wheelchair users, horse riders.
- The footpath will be challenging in winter with wet and fallen leaves making it slippery and dangerous underfoot.
- Potentially as a footpath cyclists will be barred from using this footpath.
- Environmental destruction caused during construction of the footpath.
- Disturbing bat roosts and other environmentally sensitive species.
- Introducing lights into existing dark areas will cause great disturbance to nocturnal creatures, including bats, owls, insects and small mammals that form part of the ecosystem
- Proposed box designs are not compatible with existing properties in the hamlet
- Creates coalescence between villages.
- Removes the individuality of Smiths Green.
- Increases traffic levels exponentially along Smiths Green, therefore greater verge damage will occur.
- Traffic leaving the estate and heading north towards Bambers Green will increase damage to the lanes as vehicles try and pass each other.
- Promotes reliance on private car usage.
- There is NO main drainage in Smiths Green. Plans do NOT show how the estate will be connected to the sewage system.
- This development urbanises the rural hamlet of Smiths Green.
- When summing up the application reference S62A/2023/0016 Inspector Hunt concluded "The applicant has failed to demonstrate that there would not be harmful effects on the character and appearance of the area and setting of the protected lane as a non-designated heritage asset (specifically including its effects during hours of darkness and removal of vegetation), and there is lack of an agreed scheme to secure safe pedestrian and cycle access to and from the site. This conflicts with The Local Plan and the Framework when taken as a whole. The application should therefore be refused for the reasons set out above"

Mrs S F Critchley

