

Ruth Bodsworth

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Objection to

S62A/2023/0027

Warish Hall Farm Smiths Green Lane Takeley

Planning application for the erection of 40 dwellings

I could, in my objection, mention the protected lane status of Smiths Green Lane or perhaps the impact this build would have on the historic buildings and their setting or maybe the impact on the ancient wood or even the CPZ. I decided, however, that these will probably be covered in depth by other residents and have been mentioned in previous rejection decisions by both UDC and the inspectorate. Therefore, I felt that I would base my email on things that have changed in the relatively short time since I was writing about previous planning applications on this same, proposed building plot.

This area has recently, been granted conservation area status and the builder may argue about allowing the build because of a special need, however, UDC have recently published their 5 year land supply and in fact it is slightly more than 5 years, so there is no urgent need for housing and so should be refused on this alone.

There have been small changes to the proposed build and putting lighting and a hard surface on an existing foot path/bridle way will not enhance this rural area. Walking in the dark, with my dog and a torch, if needed, means that I do not impact on the wildlife. The mud on my boots can be cleaned off, the batteries in my torch can be re-charged but if we destroy the habitat of our wildlife, including protected species, such as bats and replace it with the thud of feet on tarmac and the hum of electric lights the very essence of country living will be lost forever, not just for my generation but for all future generations.

With regard to Section 18 status of the proposed local plan, the builder could argue that this should carry weight. However UDC stated at the extraordinary council meeting, recently, where the council agreed to take the local plan forward to Section 18, that there would normally be more consultation, specifically with the parish council and on this occasion, for this plan that was not done because of time constraints. It was actually stated that Section 18 status should not be accorded any weight.

For these and all my other comments I urge you to reject this application

Regards

Ruth Bodsworth