

UTT/23/2682 Erection of 40 no. dwellings, including open space landscaping and associated infrastructure | Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane Takeley

Name: Mr Simon Dust

Address: [REDACTED]

I ask that this application is refused in its entirety. There are a multitude of reasons why I feel the plans should be rejected including:

- Takeley has already more than met the previously determined figure of 689 new homes
- Replacing green fields with housing developments cannot be considered, in 2023, as environmentally acceptable.
- The government is currently suggesting that developments should be concentrated on 'brown field' sites whereas this site is most definitely a 'green field' site
- 40 additional houses more than doubles the number of residences in Smiths Green. This will undoubtedly lead to an increase in traffic on a scenic country lane. The road is unlit and narrow, with no pedestrian pavements and already vehicles often have to pull over to allow others to pass.
- As a wheelchair user increased traffic could potentially confine me to my house for safety reasons, whereas under present conditions I feel able to traverse the lane in both directions without too many problems. A large influx of traffic will leave me unable to access the local pharmacy, post office or shop. It will also leave me unable to exercise my assistance dog or travel anywhere without a wheelchair accessible vehicle and driver.
- The proposed development is effectively a resubmission of one section of the previously rejected plans. Is the procedure now that developers just keep resubmitting essentially similar plans until the residents are worn down.
- The effect of the development is essentially detrimental to the character of the entire area, which is already becoming sandwiched between 'infill' developments. There must come a point at which protecting the character of a countryside area will take precedence over developers trying to concrete over it.

Yours,
Simon Dust