

From: [REDACTED]
Sent: 07 December 2023 14:07
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0027 UTT/23/2682/PINS @ Warish Hall Farm, Smith Green & Jacks Lane Takeley proposal for Warshill Development strong objection to this Revised Development proposal

[REDACTED]
Additional reference number S62A/2023/0027

From: [REDACTED]
Sent: 07 December 2023 14:04
To: section62a@planninginspectorate.gov.uk
Subject: UTT/23/2682/PINS @ Warish Hall Farm, Smith Green & Jacks Lane Takeley proposal for Warshill Development strong objection to this Revised Development proposal

Dear Planning Committee

I compile this email to **strongly oppose** the Warish Hall revised development plan North of Jacks Lane Smiths Green in Takeley for erection of 40 dwellings including open space landscaping and associated infrastructure and ask for this application to be refused.

We moved to [REDACTED] Takeley in 2015 and have been very concerned for our village that is continuing to be under siege from companies who are seeking to build on our open countryside.

The cumulative effect of all the proposed development around Takeley could be well over 1600 new dwellings!

Since 2001 our area has had an unprecedented house building programme and Takeley has grown by over 120% since then with little or no improvement to the village infrastructure or amenities.

The factors that most strongly concern me are shown below and this list is not exhaustive:

- Loss of agricultural land and the negative effect on the Countryside Protection Zone (CPZ). This proposal is outside the accepted development limits of the village. Any new buildings should be considered in the context of the new Local Plan being currently constructed by UDC.
- The harm to the character of our countryside outweighs the lack of land supply in the district.
- There will be a disproportionate strain on our local schools and health service provision. Both primary schools are at capacity with no room to expand.
- We need to protect against further coalescence between adjacent villages and the airport.
- The substantial harm to our listed heritage assets such as those in Smiths Green and Warish Hall which is of national historical importance.
- The impact on the local road infrastructure, particularly at the Four Ashes Junction. The weight of this concern is twofold with the high rate of accidents on the A120 and M11 causing Dunmow road to be used as a diversion route frequently. This imp active data must be considered for any future planning proposals. There is no evidential proof that people will

cycle or walk far from the contrary if you review the traffic congestion, road repairs in the last year due to the volume of traffic not be compatible to our road structures and Traffic survey reports.

- The effect of building new homes in the countryside and the wider impact on climate change. Jacks lane wood & Priors Wood are both heavily inhabited with Deer, owls and bats. What surveys have been carried to protect these species. This is a legal requirement before any planning permission can be considered.
- More homes will put further strain on the water pressure which in some areas is only just above the legal minimum and electricity supply Jacks lane & Smith Green have severely been disrupted with power cuts in this last year due to the increase in housing around the immediate area.
- Our wildlife bats, deer, foxes to name just a few who inhabit our area.
- Takeley has already exceeded the previous UDC local plan allocation of 698 new dwellings.
- The quality of life and amenity for residents bordering the green field sites would be diminished.
- UDC policy S7 specifically addresses the countryside by protecting and enhancing the natural environment as an important component of sustainable development as set out in the national planning policy framework. (NPPF)
- The sites are within the Countryside Protection Zone under UDC policy S8. This is a well-established and longstanding policy to maintain a local belt of countryside around Stansted Airport that will not be eroded by coalescing development.

Sharon Brind

[REDACTED]

[REDACTED]