

**From:** brian pinchback [REDACTED]  
**Sent:** 07 December 2023 11:25  
**To:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>  
**Subject:** Re: S62A/2023/0023 – Planning Application

[REDACTED]

Hi sorry the planning application should be 0027 for warish hall road / smiths green.  
Brian  
Sent from my iPhone

On 7 Dec 2023, at 07:12, Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)> wrote:

Dear Mr Pinchback

Can I check which application your representation relates to please. S62A/2023/0023 is for a site at Eastfield Stables, May Walk, Stansted CM24 8SS.

Does your representation relate to [Section 62A Planning Application: S62A/2023/0027 Warish Hall Farm, Smiths Green Lane, Takeley, Essex, CM22 6NZ - GOV.UK \(www.gov.uk\)](#)

Kind Regards

Mark Boulton

## Representation from Mr. B Pinchback

### **S62A/2023/0023 – Planning Application for erection of 40 Dwellings**

I am objecting to this application, as it appears to be exactly the same as the previously refused application.

My representation is, therefore, very similar to what has been stated previously.

I am a resident that lives on [REDACTED] and have seen an increase in traffic in both number as well as speed along this protected lane.

This is not a safe route to walk and adding 40 houses in the area will only increase the problem.

I understand that Essex highways have objected to this application, as they feel it is an isolated site and the only means of transport will be by private motor vehicle. I think National Highways have also raised concerns about the cumulative impact on the strategic road network, given other development, already approved, in Takeley.

The application site has been farmed for hundreds of years and is clearly situated in the open countryside. The site is also adjacent to the ancient footpath known locally as Jacks Lane (named in the doomsday book), which is an unlit footpath, as is the protected lane having no streetlights or pavements.

The newly adopted Conservation Area of Smiths Green has many historic listed buildings that will be negatively impacted by an urban development. The hamlet of Smiths Green and the village verges and open agricultural fields are an intrinsic part of this historic hamlet and any large-scale development will be truly out of keeping in this rural setting.

The application site is within the Countryside Protection Zone (CPZ), which, I understand, is supposed to be a buffer zone between the houses in Takeley and Little Canfield and Stansted Airport, to help maintain the airport as an airport in the countryside.

This development will have a detrimental impact on the local wildlife and will introduce light and noise pollution that is not currently there.

There will also be a cumulative impact on health facilities, as there is no medical provision within Takeley or Little Canfield as currently residents use neighbouring villages for medical needs.

Mr B Pinchback

Resident

Takeley