

From: Mike Marriage [REDACTED]

Sent: 15 December 2023 20:22

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: OBJECTION: S62A/2023/0027 Warish Hall Farm, Smiths Green Lane, Takeley, Essex, CM22 6NZ

Dear Sir or Madam,

I write on behalf of the 588 members of the STOP The Warish Hall Development group.

Our group was formed in opposition to the larger “Warish Hall Development”, which this site formed part of. I will use direct quotes from that appeal decision today.

Our group is not opposed to house building generally, or house building in Takeley specifically; what we are opposed to, is house building in this inappropriate and harmful location.

Our objections are as follows:

Reason 1) The development would be in a detached rural position without any special reasons to justify it. To quote the earlier appeal decision:

“The development would introduce an urban form of development that would not be sympathetic to the local character and landscape setting,” the inspector went on “I consider that no special reasons have been demonstrated as to why the development, in the form proposed, needs to be there.”

This conclusion remains true for the Jacks scheme and the case to justify this single parcel is significantly weaker than before, especially in light of UDC now evidencing a 5 Year Housing Supply.

Reason 2) The development would damage a Protected Lane. Recent local road closures demonstrated how vulnerable Warish Hall Road (Smiths Green Lane) is to increased traffic flows. After just two days it was left heavily potholed and the verges damaged and badly eroded. Adding more traffic to this already suffering road will erode its heritage value and cause serious safety issues.

The Built Heritage assessment misconstrues the previous inspector’s findings in regards the Protected Lane, on p24 claiming that the inspector:

“... only identified harm arising from the proposed development of Bull Field and not the Site which is the subject of the current application.”

This is untrue and misleading. The Appeal Decision finds multiple detrimental impacts that apply to “Jacks” as well as to “Bull Field”.

With no pavements, pedestrians are forced to walk on the road. My two children were nearly hit by a car in their pushchair when it swerved to avoid a large pothole last year. It was such a near miss that I reported the incident to the police. Pedestrians would 100% still use Warish Hall Road to access the services to the east of Takeley, which is where Roseacres School, the Post Office, Londis, most of the employment and the main bus stops are all located. They will not use the footpath to Priors Green and then double back as I have measured it and this route is TWICE AS FAR. Of course, they will just head straight down Warish Hall Road (Smiths Green Lane), presenting a very real road safety issue. This road is totally unlit and during the winter months, the constant large puddles force pedestrians right into the middle of the road. Cars travel well in excess of the speed limit on this stretch and there was

