From: Mike Marriage

Sent: 15 December 2023 20:22

To: Section 62A Applications < section 62a@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

recently a very severe accident, a car crashing and rolling multiple times before coming to rest on the grass verge just before the entrance to the application site.

Road safety MUST be considered a key argument against these proposals. From my own experience, this development could literally prove lethal.

Reason 3) The proposed development is inside the CPZ. To quote the inspector: "the proposal would nevertheless result in an adverse effect on the open characteristics of the CPZ in conflict with LP Policy S8."

Reason 4) The development is now considerably less beneficial and more isolated than when it was presented as part of the larger scheme. The woodland extension, the land for the primary school and the medical facility no longer feature.

Reason 5) The revised scheme does nothing to alleviate the previous reasons for refusal when the site was considered alone (S62A/2023/0016). The documents provided simply demonstrate that the previous inspector's reasons for refusal <u>were well founded:</u>

- Warish Hall Road (Smiths Green Lane) would be unacceptably harmed. Anyone who knows this road knows this very well.
- Pedestrian and cyclist access cannot be established to Priors Green without unacceptably damaging the biodiversity and local character. The Jacks Lane track will still be frequented by drug users and thugs. A young child was recently attacked on the track. It is unsafe and will not be appropriate for vulnerable users, or for anyone during the hours of darkness. As detailed above, most pedestrian and cycling access will, in reality, follow Warish Hall Road (Smiths Green Lane), presenting an unacceptable road safety issue.

For the reasons given above, the harms of this development would substantially outweigh the very limited benefits. There is no reason for such a development in this sensitive location. I therefore request that permission be refused.

Yours faithfully,

Mike Marriage