

From: [REDACTED]
Sent: 14 December 2023 17:22
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Planning Application Reference Number S62A/2023/0027

Planning Application S62A/2023/0027 – Proposed development at Warish Hall Farm Smiths Green Lane Takeley Essex

I wish to object to the above planning application. This is the third time that this site has been put forward for housing development. It was part of a larger application which was dismissed on appeal in August 2022 (Appeal Decision APP/C1570/W/22/3291524) and an application for 40 houses on this site was refused on 9 August 2023 (Application Reference S62A/2023/0016). I cannot see any material change that the applicant has made to the previous application although there is mention of the proposed lighting on the restricted byway being 'bat friendly'. At the moment there is no light in this area at night so any light would be new and an intrusion. What has not been mentioned is the lighting that would be emitted from the houses they propose to build on the eastern side of the development, including security lights which are extremely powerful - these would surely shine into the byway. The restricted byway is used by cyclists and horse riders. The surface of this should be suitable for horses, not a hard, metalled surface. If the byway were to become the pedestrian access and cycleway into Priors Green from the site, there would be people using it at night. I think it is unlikely that there is any night usage at the present time.

In order for the access into the site from Smith's Green Lane to be safe, splays 43 metres long would need to be removed from the hedgerow and verge each side of the entrance to a width of 2.4 metres (Essex County Council letter, June 2023). This would open the site up and the houses would be very visible from Smith's Green Lane. Smith's Green Lane is a Protected Lane of very high calibre, one of the highest rated of the 119 that qualified for listing. The opening up of this entrance into a housing development would have a very detrimental effect on the historic integrity of the Protected Lane. The verges here are registered village green. To remove the verge and widen the entrance into the site would need permission from the Secretary of State.

Smith's Green Lane is a narrow road, barely wide enough for two cars to pass. It does not have a footway for pedestrians and cannot have one as the verges are registered village green and cannot be removed, as said above without permission from the Secretary of State.

Since the last application for this site was refused, Smith's Green has been designated a Conservation Area. The proximity of the site to the Conservation Area – it abuts the boundary – would have a detrimental effect on the character of the area, particularly approaching Smith's Green along Smith's Green Lane from the north.

Uttlesford can now demonstrate that it has a 5 year land supply.

In view of the above I ask that this application is refused.

If there is a Hearing in relation to this application, I would wish to speak.

Patricia Barber

[Redacted]

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December 2023