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Friday 8<sup>th</sup> December 2023

Planning application S62A/2023/0027

Dear Sir

I am writing again to object to the Jacks Field application to build 40 dwelling on the site.

This site has now been turned down twice by the inspectorate and the reasons for refusal have not been dealt with in this new application.

Jacks lane is a restricted byway and the applicant wants to pave the lane and add lighting to the country byway. This would change the byway and bring an urban feel to this rural lane in Takeley. The lane is also a bridleway and paved surfaces are not horse friendly, therefore this will discourage horses from using it. The local wildlife that exists in this area will leave as lighting for nocturnal animals and birds tends to make them leave normally dark nighttime areas. This is acknowledged in the applicant's report. By paving the lane you will change the lane forever and as Jacks Lane has been used for many hundreds of years as farm and countryside access. It was left as a rural route when Priors Green was built in 2009 it will be another area of our village which is being urbanised.

Building 40 houses on Jacks Field is against S7 and Para 174 of the NPPF which states that policies and decisions should contribute and enhance the natural local environment. This application does not meet either of these criteria. It is going to be Built on farmland and will remove ancient hedges and trees to build an entrance onto one of the highest graded protected lanes. Smiths Green Lane/Warish Hall road 166 is one of the highest rated protected lanes in Essex. It is a very narrow lane and already suffering from erosion of the

registered village green which runs down the sides of the lane, because of rat running of cars and heavy lorries that deliver to the local farms There will also have to be given permission by Secretary of State to pave the registered village green.

This development will back onto the Smiths Green Conservation Area with 9 listed building and a village pump and many houses of interest. It will also have a detrimental impact on Warish Hall and grade one listed building as the new build will be able to be viewed from that ancient House. This is against ENV 2 policy.

The application site is in the CPZ which is policy 8 and an appeal site in little Canfield for 90 houses was recently diminished because of the impact of those houses being built in the CPZ. This area is one of the last open areas of Takeley and the views as you come down the road from Bambers Green will be spoilt as you will view dwellings which will impact on the Countryside in this rural area of Takeley. ENV 3 and ENV 8

Uttlesford District Council now have a 5 year land supply and therefore there is no need for this speculative application of 40 houses in the countryside at Takeley.

I therefore ask you to refuse this application.

Yours Faithfully

Jackie Cheetham