

Ref UTT/23/1583/PINS

PINS reference : : S62A/2023/0019

Re : Development at Bull Field, Warish Hall Farm, Smith's Green, Takeley

Bull Field, in the heart of Takeley, is an important feature of the village and of particular value to residents of Smith's Green and Prior's Green who value this open space. Bull Field lies within The Smith's Green Conservation area and is bordered on one side with one of the few remaining ancient woods in Takeley. Countryside and open spaces play a significant part in maintaining people's well-being. Many residents walk around Bull Field and through Prior's Wood, with or without dogs. Indeed many residents chose to live in the vicinity of Smith's Green and Jack's Lane due to the rural aspect including farm land and open spaces. Apart from its obvious value as an open space and also as farm land Bull Field is a very important as a wildlife corridor, in particular, as the field at Jack's Lane will now be built on. Its situation to the north of Dunmow Road and between Smith's Green and Stansted Airport and beyond Bull Field is now even more significant than ever as a really major component of this vital corridor for wild life which is now under the greatest pressure due to domestic and industrial development in this area. In the last few years various types of bird, which have been under pressure elsewhere, have been seen in Jack's Lane and close by. A map of the area shows a clear route for birds and other wildlife from Dunmow Road through Smith's Green and Warish Hall Road to Bambers Green and beyond. Bull Field and associated fields surrounding Priors Wood combined are a vital corridor for our wildlife.

More widely, the creation of a further 96 dwellings, in addition to additional homes at Jack's Lane will result in hundreds of daily vehicle movements, including deliveries and services, which will have a considerable impact on local roads and junctions even more congested than at present. This is already a problem.

For all reasons listed above I do not think the proposed development on Bull Field can or should be supported.

Michael Letchford. [REDACTED]