

From: Mike Marriage [REDACTED]
Sent: Thursday, January 9, 2025 9:04 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Objection to S62A/2023/0019

Dear Sir or Madam,

I would like to strongly object to S62A/2023/0019 on behalf of the "Stop the Warish Hall Development Group" and our 585 members.

In addition to our previous objections, and since this application was last refused by PINS, there are now additional significant harms that must be considered:

1) The Smiths Green Conservation Area has now been formally established and would be negatively impacted by this development.

2) The emerging Local Plan has excluded housing development from this site and designated it as "Open Space/Green Infrastructure". Given that Takeley is due 1500+ new homes in the Plan, this open space is ESSENTIAL. To quote the draft Plan's Design Principles for Takeley:

- *"The key urban design strategy for this allocation is twofold: the retention and enhancement of the agrarian and heritage setting of Priors Wood and Warish Hall; and the development of a new community formed around a new local centre and school."*
- *"Development should be located away from Smiths Green Lane to preserve the open rural views from the road."*
- *"Planting could be used to provide separation between the Ancient Woodland and new development. The Ancient Woodland should be preserved within any development proposals."*
- *"A 15m buffer must be maintained around the Priors Wood Ancient Woodland. The buffer must be free of all built form development including hard surface routes roads and access-ways. Any building adjacent to this buffer must demonstrate no detrimental impact on the Ancient Woodland through light pollution."*

There can be no doubt that the protection and enhancement of the green space around Priors Wood is **key** to the Local Plan allocations in Takeley. This application **would severely undermine the emerging plan and compromise the delivery of 1500 units allocated in Takeley.**

3) As a result of the Reg18 consultation, the application site was retained within the CPZ. Reg 18 clearly identified the importance of this site as open countryside and **allowing this application would undermine that massive democratic process.**

4) Weston Homes has breached planning conditions on the neighbouring site (7 Acres) whilst building large industrial units and by doing so failed to protect the Ancient Woodland of Priors Wood. This demonstrates that Weston Homes have zero regard or respect for Ancient Woodland and their promises and documents cannot be trusted. If they are given permission on this site, they **will** breach conditions, break the rules and cause irreparable harm to this irreplaceable habitat. I attach my own photographic evidence of these breaches below. I also attach images of another Weston Homes development in Takeley, where they illegally built beyond their ownership boundary and into the Fitch Way nature reserve. In doing so, they not only failed to build in accordance of the

approved plans but also enclosed a number of veteran trees from the nature reserve which will now likely have to be felled due to their extreme proximity to houses. Weston Homes is an untrustworthy company who fail to meet their environmental obligations. Their history of disrepute in such matters should be a material consideration when weighing up the likely harms of this application.

Many thanks

Mike Marriage

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