

Ref UTT/23/1583/PINS

PINS ref S62A/2023/0019

Re Development at Bull Field, Warish Hall Farm, Smiths Green, Takeley

There are many reasons why the Bull Field development should not take place amongst which are the following:

Bull Field and the adjacent woodland form one of the few remaining natural open spaces in Takeley.

The field itself has been productively farmed until the last 2-3 years when the farmers could not, as far as I know, obtain an agreement with the land owners/developers to plant it.

There are multiple public footpaths in and around Bull Field, which are used every day. Bull Field is also easily accessed from the existing housing development known as Roseacres to the west and from the development called 'Jacks' which is being built adjacent to its eastern edge.

Wildlife is already being slowly squeezed out of Takeley and the deer that regularly graze on Smiths Green will soon find it harder to access. This will already be an issue following the 'Jacks' development when its completed. The 'Jacks' development and this proposed Bull Field development will sandwich the protected Smiths Green Lane between new developments, complete with landscaped areas to replace ancient hedgerows.

This proposed development, which needs to be viewed in conjunction with the forthcoming 'Jacks' development, will join two separate villages, Takeley and Little Canfield, which currently have at least a notional separation provided by the field, wood and Smiths Green.

Simon & Debbie Dust

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