

From: Robert Kemp [REDACTED]
Sent: 06 December 2022 08:11
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Consultation on S62A/22/0005 - Proposed erection of 15 new dwellings. OBJECTION

Application Summary Application Number: UTT/22/1897/PINS
Address: Canfield Moat High Cross Lane Little Canfield Dunmow Essex CM6 1TD
Proposal: Proposing the erection of 15 new dwellings

Sir/Madam,

Reservations as to the details of the plans submitted and object to the principle of the proposed development for the following reasons:

Currently the only access route to the site is via a single track driveway which also serves as a footpath. The proposed Site Plan completed by Anthoney Jane Architects, reference 10949/A1/06 states that it intended for the driveway width to be increased to 'suit two way traffic'. This would be at the expense of land to the south which is not owned by the applicant.

The Tree Survey undertaken by Arbtech in September 2020, shows an existing site plan detailing the extent of trees onsite. The report (page 5) states that it is proposed to add dwellings' only on 'specific areas of the site' and 'it is likely that arboricultural impacts can be addressed with suitable design and arboriculture methodology'. However, it should be noted that a significant number of trees have already been removed in preparation for this application specifically where unit 2 and 3 are proposed.

Lastly, the proposed application size; 15 dwellings is highly inappropriate given the nature of the surrounding area and will undoubtedly have a huge impact on neighbouring countryside. The incongruity of the scope of the proposed development is highlighted by comments from the Housing Strategy, Enabling and Development Office FCIH which detail how the applicant is proposing plots 3 to 6 are three-bedroom houses at 76sqm whereas NDSS recommends 93sqm and so, the proposed dwellings are small given that NDSS recommends 79sqm for a two-bedroom house.

Consideration should be given to the current inadequate site access, effect on local landscape and size of the development.

Robert Kemp

Address: [REDACTED]
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