

S62A/22/0005 - 15 new dwellings at Canfield Moat, High Cross Lane West, Little Canfield, Dunmow, Essex, CM6 1TD

Little Canfield Parish Council objects to the scale of development in this remote countryside location and the need for all residents to be wholly reliant on use of the private car.

The Parish Council would be keen to participate in a hearing held locally, to give residents the opportunity to have their say on a proposed major change to the area.

This part of the village is very sparsely populated and rural in nature; the setting of the old rectory and the tranquillity of the lane will be significantly altered. Although the site is somewhat screened from the surrounding countryside and the design and layout of the proposal is intended to be sympathetic to its surroundings, the size and scale of development is unsuitable for the location, in conflict with UDC Policy S7 – The Countryside, where ‘planning permission will only be given for development that needs to take place there, or is appropriate to a rural area’ and NPPF para 174 (b) ‘recognising the intrinsic character and beauty of the countryside’.

We note the UDC officer’s comments on 3-bedroomed house types only having dimensions of a 2-bedroomed home, which could suggest over-development of the site.

The application is contrary to NPPF para 80 ‘Planning policies and decisions should avoid the development of isolated homes in the countryside’ as none of the policy criteria apply to this development.

There are no dedicated foot or cycle routes to access any amenities or public transport and use of the narrow lane for this purpose could cause road safety issues. Residents will be reliant on use of the private car, conflicting with UDC Policy GEN1 (e) ‘The development encourages movement by means other than driving a car.’

The proposed ecology enhancements are welcomed but should include measures to mitigate light pollution and disturbance from residents and domestic pets on this this tranquil site.

It is acknowledged that the Uttlesford District cannot demonstrate a 5-year housing land supply and the development would add 15 homes, with a

financial contribution towards affordable housing. However, housing developments are coming forward in locations with better access to services and public transport and the housing supply situation has significantly improved since the official data was released in December 2021.

*We attach a UDC document published on their website showing that the housing supply is currently at 4.89 years.

In these circumstances, we believe that the harm from the development would outweigh the benefits, therefore we respectfully request refusal of the application.

Signed by the Clerk to the Council, Ian Brown, sent on behalf of the council members.