

Comments for Planning Application UTT/22/1897/PINS

Application Summary

Application Number: UTT/22/1897/PINS

Address: Canfield Moat High Cross Lane Little Canfield Dunmow Essex CM6 1TD

Proposal: Consultation on S62A/22/0005 - Proposing the erection of 15 new dwellings

Case Officer: Nathan Makwana

Customer Details

Name: Mr David Adams

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of these houses as they will change the nature and setting of the Listed Building being rural with mature open gardens several mature trees, so I would suggest that the development is contrary to Policy ENV2- Development affecting Listed Buildings which states Development affecting a listed building should be in keeping with its scale, character and surroundings. A modern housing estate with 15 houses crammed in will not be in keeping.

The development is outside of the areas set aside for development in the Local plan 2005 and in the proposed local plan so there is no argument that this could change to include this area.

There has also been a buffer whereby no development south of the Fritch linear park has been approved so this would be breaking a long-standing precedent and if broken would call into question how such weight was afforded to the arguments for the development.

The proposed development is located down a single-track lane which would not accommodate 2-way traffic of the volume that would be associated with the existing traffic and that of an additional 15 houses. To widen the road would mean removing further character from the area by cutting down several mature trees. The road exists into a small hamlet and the proposal would more than double the housing in the area which shows the scale of the development is out of scale with the rural setting.

This proposed development is isolated in a rural countryside setting that consists of cottages and a few ex-council houses of modest size, 15 three-bedroom houses would not be in keeping of the rural setting or local houses and so is not in keeping of the character of the area.

In the local area there is a considerable housing stock with the addition of the estates on the edge of Dunmow and several other more suitable developments in the application and consultation stages.

There are no bus routes or local transport routes in easy reach of the development as walking down an unlit country road at night would not be a nice option for most people especially with a blind humpback bridge on the way to the main road so the location is not sustainable from a green

perspective as householders would need to drive everywhere so the viability of any affordable housing would need to be called into question.