

From: [REDACTED]

Sent: 13 December 2022 20:58

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Planning Application s62a220005, Canfield Moat, Little Canfield, Dunmow, Essex, CM6 1TD

Dear Sirs

I have just heard about the proposed development of Canfield Moat and write to add my voice to the chorus of those rightly objecting to the proposals.

I lived at Canfield Moat from when I was 7 until I was 28 when I got married from the house and left to start my own family. I am therefore well placed to comment both on the historical and cultural significance of the house and, more prosaically, the practical difficulties which I believe make the development entirely inappropriate for this rural location.

The house was designed and built by the Reverend Charles Lesingham-Smith, a vicar, writer, poet and botanist. He is thus an excellent exemplar of the Victorian amateur and polymath and the house is historically important due to this link. It was also a long-held belief (never, I think, archaeologically investigated) that there was a Roman Settlement on or near the site - well likely given the close proximity of the B1256, the Roman road known as Stane Street.

Perhaps more practically, I know from years of experience the difficulties of access to the area. Public transport is infrequent and unreliable and thus a car is necessary for residents. However the approach off the B1256 is over a narrow hump-backed bridge over the former railway line. It is potentially dangerous and not suitable for large or frequent traffic. Having had several near misses myself crossing the effectively blind bridge, I can foresee frequent accidents if the traffic volume were to increase. High Cross Lane West too is single track and could not support the proposed number of houses and likely traffic - whether during the period of development or afterwards. The development (and in particular the traffic) would also impact significantly on the rural environment, causing pollution, damage to the flora and fauna (including trees which I believe date from around the time the house was built), and noise and disturbance to the existing residents.

While I understand the need for more housing, this proposed development is entirely misplaced and inappropriate for a rural and historically significant location.

Yours faithfully

Harriet Campbell