

From: David Adams [REDACTED]
Sent: 07 December 2022 16:25
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: FW: Comments for Planning Application UTT/22/1897/PINS (S62A/22/0005)

Hello, I have just seen this response, I have also uploaded another statement I have just copied below, please can my objections be added
Thanks
Dave Adams

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 where by no development south of the Flitch 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 country side 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 hump back 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.

From: Development Support <developmentssupport@uttlesford.gov.uk>
Sent: 06 December 2022 11:28
To: [REDACTED]
Subject: FW: Comments for Planning Application UTT/22/1897/PINS

Thank you for your email. However this application is being dealt with by the Planning Inspectorate not Uttlesford District Council and all comments should be directed to them
section62a@planninginspectorate.gov.uk

kind regards

Development support Team

Planning & Building Control Support Officer

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER

T: 01799 510453

From: donotreply@uttlesford.gov.uk <donotreply@uttlesford.gov.uk>

Sent: 06 December 2022 07:55

To: Planning <planning@uttlesford.gov.uk>

Subject: Comments for Planning Application UTT/22/1897/PINS

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/12/2022 7:54 AM from Mr David Adams.

Application Summary

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

[Click for further information](#)

Customer Details

Name:	Mr David Adams
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Email:	[REDACTED]
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Address:	[REDACTED]
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Comments Details

Commenter Type:	Member of Public
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Stance:	Customer objects to the Planning Application
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Reasons for
comment:

Comments: The government has now just scrapped the mandatory building targets so the argument about housing supply is no longer a legal requirement on Uttelsford and as such any argument providing a weighting to housing supply should carry considerably less weight

Kind regards