

From: Planning <planning@uttlesford.gov.uk>
Sent: 09 January 2024 14:48
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0028

Please see rep below received re S62A/2023/0028

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2024 2:38 PM from Mr MARTIN BIRD.

Application Summary

Address: Land To West Of Chelmsford Road Hartford End Felsted Essex

Proposal: Consultation on S62A/2023/0028 Outline application for construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access

Case Officer: Chris Tyler

Customer Details

Name: Mr MARTIN BIRD

Email: [REDACTED]

Address: Gransmore, Hartford End, Felsted Chelmsford, Essex CM3 1JY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to object to this planning application in the strongest of terms.

Having been a resident of Hartford End for almost 40 years I have witnessed a gradual erosion of the peace and tranquillity that once existed in the area, and whilst I accept that some change is inevitable, a new development of the type and scale being proposed is inappropriate for its location and therefore utterly unacceptable. Hartford End was intended to be nothing more than a hamlet, there are no shops, convenience stores, village halls, pubs or a church, instead it affords outstanding and wonderful far reaching views over the surrounding arable and livestock farmland with adjacent woodlands and the river Chelmer, all of which support and host a significant and varied array of wildlife. Without doubt, these features are the qualities that most of the residents of Hartford End will have almost certainly made a conscious decision to have moved to the area for. They will have paid a premium for that privilege too. Although there is a need for more housing, it should not be at any cost and certainly not to the detriment of the area and its residents. It is important that these disconnected and small scale settlements are preserved for future generations to enjoy and that there remains a distinction between living in rural environment and that of a modern high density development, we must ensure that we cater for all lifestyle choices both now and in the future. These shiny new Noddy homes built en masse are a complete misfit in rural settings, not only are they out of character with their surroundings, they fail to mature and mellow in a graceful manner that compliments a rural environment, instead, they very quickly grow tired looking owing to modern building techniques and the use of cheap materials leaving an ugly blot on the landscape for evermore. They also have a particularly nasty habit of spreading across the landscape like an invasive cancer, and like all cancers, they are the cause of unpleasant and unwanted consequences for all those it affects. In the case of this proposal the landscape will be irreversibly disfigured and scarred forever.

This proposal will without doubt have a detrimental impact on wildlife and the immediate and wider environment will suffer, 50 new homes will result in another 100 cars using the network of country lanes adding to the congestion that already exists, currently it typically takes 30 minutes to travel just 8 miles to Chelmsford during peak times and a public transport alternative is simply not a realistic option when living in such areas. The network of country lanes to and from Hartford End will become used more and more as alternative routes are used in an attempt to circumnavigate the bottlenecks, and the designated quiet lane from Hartford End to Leez Priory will become nothing more than a farce.

Developments of this type and scale should be restricted to existing urbanised towns and cities where they are better suited to their surroundings, and where non-motorised and public transport is a viable option. People who live in these high density environments do so out of choice and they tend to be less offended by the further development of adjoining land. Towns simply become larger towns and the same applies to Cities where a development of the scale being proposed will make no discernible difference to those already living there. In stark contrast, 50 new homes in Hartford End will completely change the character and ambience of the entire setting, this will result in the area, its residents and the environment including its wildlife being left very much worse off.

Since the 1990's, I have witnessed the construction of 4 new homes in Hartford End, 3 of which have been on my boundary, the 4th is adjacent to the 3rd but still within my view, these were nothing more than infills between existing property and although not particularly welcome at the time, I did not object on the grounds that it didn't fundamentally change the character of the area, whilst at the same time acknowledging the need for more housing. More recently, the former Ridley's Brewery was sold for development, this was also not at all welcomed from my point of view, but I made no objection on the grounds that it represented a special set of circumstances in which its re-development was the only realistic option to it being left to deteriorate to a state of dereliction. In addition, the need for more housing was also acknowledged, however, my lack of objection was not intended to signal a green light for yet further development of the adjoining land. If this second phase to Ridley Green is permitted, it will no doubt pave the way for a phase three, where we will see even more development on land to the south of the river.

I am most concerned about the integrity of the so called " Landscape and Visual Appraisal" undertaken by Plumb Associates, it refers to two of my neighbouring properties in the context

of how they will be affected by the proposed development, and quite rightly so, as there will be a devastating and detrimental affect on the privacy they currently enjoy, as there will on the value of their homes, there is also mention of an inanimate object on the opposite side of the road and some distance away. Unbelievably, there is also mention of the affects to the residents of Ridley Green, none of whom directly share a boundary with the proposed development, but for reasons I do not understand, this report fails to mention my property who's orientation is such that it faces directly over the development site and shares 65 metres of boundary fence with the very field in question, this is a serious omission, WHY ? i dismiss this report as misleading and a misrepresentation of the facts, it should therefore be rejected and re-written. For the record, there will be a devastating and profound loss of privacy that I and my family have enjoyed for nearly 4 decades if this development is allowed to proceed.

I consider that the Felsted Parish has played its part in accommodating its fair share of new homes given that its population has multiplied out of all proportion due to the overbearing scale in which the area has been grossly over-developed, Felsted, Little Dunmow and Bannister Green have all suffered as a consequence and I defy anyone who claims that the area has improved and and that we are better off for it, on the contrary, there has been a progressive degradation to the quality of life owing to excessive local development and the consequential population growth which have been the cause of significantly increased demands on every conceivable public service, and where more and more of our lives are spent waiting at the end of ever increasingly long queues. If on a global scale we don't start addressing what is driving the need for such ridiculous quantities of new homes, it is quite apparent that at some point in the future a shortage of new homes will become the least of our problems.

I didn't choose to live in north Essex, only for it to become like it is in the south of the county, and although I have lived in Essex all of my life, it is fast becoming a part of the country that I am no longer proud to call my home.

Enough is enough, and i implore all those charged with the responsibility of making a decision on this preposterous and greed fuelled planning application, to find the courage to make the right decision, which is to reject it with a resounding NO !!!

Kind regards

