

Comments for Planning Application UTT/18/0318/OP

Application Summary

Application Number: UTT/18/0318/OP

Address: Land West Of Canfield Road Great Canfield Essex

Proposal: Outline planning permission for the erection of up to 135 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Great Canfield Road. All matters reserved except for means of access.

Case Officer: Luke Mills

Customer Details

Name: Ms Sandra Reynolds

Address: 31 Bridge End Lane Great Notley Braintree

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:CONSULTATION RESPONSE - UTT/18/0318/OP

Land West Of Canfield Road Great Canfield Essex

I am writing on behalf of the Friends of the Flitch Way and Associated Woodlands. Our volunteers work for the benefit of the community to conserve, protect and improve the physical and natural environment of the Flitch Way and other sites throughout Essex under the guidance of Essex County Council (ECC) Park Rangers and Public Right of Way teams.

The Flitch Way is a linear wildlife-rich trail comprising a range of habitats of around 25 km length following the former Braintree to Bishops Stortford Railway Line with a small gap at Great Dunmow. It forms a vital long wildlife corridor covering approximately a third of the breadth of Essex. It connects the four Essex Wildlife Trust Living Landscape Areas of Hatfield Forest, Pincey Valley, Upper Chelmer and Pods Brook Valley and the nature reserves and open spaces of Hatfield Forest, David Cock Community Woodland (Great Dunmow), Oak Meadow (Rayne), Great Notley Country Park and Hoppit Mead and John Ray Park (Braintree). The Flitch Way provides an easily accessible resource, with a well surfaced 2m wide granite dust path running along most of its length, giving people the freedom of access to learn about wildlife and industrial heritage. The Flitch Way Country Park is already designated a Local Wildlife Site reference Ufd196 and we are working with ECC Park Rangers to declare it a Local Nature Reserve.

We are disappointed to see the development proposal as the southern boundary of this stretch of the Flitch Way has a particularly strong rural feel which will be lost. The Flitch Way is under

increasing pressure from development and proposals like this will change its character forever. We are concerned about the current configuration of the site with the high density housing adjacent to the Flitch Way replacing an agricultural field, the narrowness of the buffer zone, the proposed new access point and the restriction of light. If planning is approved we ask that the site be re-configured to address these concerns.

Highest density housing adjacent to the Flitch Way:

The proposed site configuration shows the highest density of housing next to the Flitch Way which will put pressure on the Flitch Way and impact the enjoyment of Flitch Way users.

Buffer zone alongside the Flitch Way:

The preferred buffer zone between the Flitch Way and proposed development should be at least 20 metres wide and ideally be 100 metres wide. The buffer zone should be landscaped sensitively and be attuned to the specific habitat of that part of the Flitch Way. Having a wide buffer zone next to the Flitch Way boundary along with the installation of secure boundary fencing would help to mitigate habitat damage. It is essential to maintain good light access to maintain as diverse a range of wildlife as possible. One way of achieving this would be to install open metal rail fencing or similar between the Flitch Way and the buffer zone.

Access points on to the Flitch Way:

We are concerned that the new access point are being proposed as this could lead to habitat damage from increased usage around the access points. This part of the Flitch Way already has good pedestrian, cycle and horse access from Canfield Road and we do not believe any extra access is required as this leads to extra erosion and destruction of habitat.

S106 funding to improve Flitch Way path surface :

There is an opportunity to use S106 funding to improve and maintain the surface of the Flitch Way and existing access path to help mitigate the expected increase in usage. Another suggestion would be to allow the general public to park their cars when visiting the Flitch Way as there are only a few car parking spaces on the section between Great Dunmow and Start Hill.

We object to this application but if it is approved we hope the concerns listed above can be addressed and the suggestions included in any final agreement.

Kind regards

Sandra Reynolds
Secretary, Friends of the Flitch Way