

# Comments for Planning Application UTT/17/3556/OP

## Application Summary

Application Number: UTT/17/3556/OP

Address: Priory Lodge Station Road Little Dunmow CM6 3HF

Proposal: Outline application with all matters reserved except oft access for the demolition of all commercial buildings and removing of commercial storage and the erection of 8 no. detached dwellings, modifying the existing access to Priory Lodge

Case Officer: null

## 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: I am writing on behalf of the Friends of the Flich Way & Associated Woodlands and our concerns about the planning application to build 8 new houses on land directly adjacent to the Flich Way.

The Flich Way volunteers work for the benefit of the community to conserve, protect and improve the physical and natural environment of the Flich Way and other sites throughout Essex under the guidance of Essex County Council (ECC) Park Rangers and Public Right of Way teams.

The Flich Way is a popular 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 Flich 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 our wildlife and industrial heritage. The Flich 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. The neighbouring section of the Flich Way also forms part of National Cycle Network Route 16 and is classified as a bridleway with shared usage by pedestrians, cyclists and horse riders.

We are disappointed to see the development proposal as this stretch of the Flich Way has a

particularly strong rural feel, with views out over open countryside between Stebbing Road and Station Road, which will be lost if the application proceeds. 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, narrowness of the buffer zone, disturbance to wildlife and restriction of light along the southern boundary of the Flitch Way with the site. If planning is approved we ask that the site be re-configured to address the concerns especially as 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 retain good light access along the Flitch Way southern boundary to maintain as diverse a range of wildlife as possible and for the Flitch Way not to be over shadowed by buildings or inappropriate fencing or planting.

Under the current proposal five of the proposed new houses would be very close to the Flitch Way with an insufficient buffer zone and we urge the Council to refuse the application.

Kind Regards

Sandra Reynolds

Secretary

Friends of the Flitch Way and Associated Woodlands