

To: Sukhvinder Dhadwar, Development Management  
From: Melinda Barham, Trees and Landscape  
Date: 13<sup>th</sup> December 2021  
Your ref:  
Our ref: PL/MB/EPF/2893/21



**Address - Land at Bentons Farm, Off Middle Street, Bumbles Green, Nazeing**  
**Proposal – Erection of 2no. single storey two bedroom detached residential dwellings together with single garages. Existing access will be utilized from oak tree close.**

**Comments –**

This site is within the Roydon and South Nazeing Conservation Area .This includes significant expanses of open countryside, which is characteristic of this part of our District.

The submitted information does demonstrate that existing boundary trees could be protected and retained, and that the site could be suitably landscaped. However, this parcel of land is currently part of a field, and we object in general terms to the development of the site and the loss of open landscape from the Conservation Area.

There have previously been two applications to develop this parcel of land –  
EPF/0510/19 – two dwellings  
EPF/0897/20 – single dwelling

Both have been refused and then dismissed at appeal.

The appeal inspectors comments for EPF/0510/19 included –

- *‘the significance of this part of the Conservation Area largely derives from its open landscape and historic pattern of development which goes on to cover the majority of the Conservation Area.’*
- *‘.....contributes to the open landscape that is an important and fundamental character of the Conservation Area’*
- *‘ the Introduction of built development would suburbanise the site thereby further eroding the character of the Conservation Area.’*

The appeal inspectors comments on EPF/0897/20 included –

- *The previous Inspector stated that the significance of this part of the Conservation Area largely derives from its open landscape and historic pattern of development. I agree. It has an open and spacious character due to the loose knit nature of development and the greenery provided by mature landscaping.*
- *The undeveloped nature of the appeal site to the rear of the existing built frontage contributes to the open character of the Conservation Area.*
- *To develop as proposed ‘.... would erode the open character of the Conservation Area’.*

Given that applications to develop on this site have been refused and appealed twice on the principal of erosion of the open character of the Conservation Area, we cannot see how this current proposal could over come this previous reason for refusal. We therefore object to the proposal – Contrary to policy DM7

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