

APPLICATION 213: LAND AT LONG ROAD EAST

1. The site is not in the AONB but is not within short walking distance of the Village. It is outside the village envelope but is directly on the boundary thereof.
2. The proposal falls within our suggested criteria of 5 to 15 houses.
3. The scheme includes a proposal for 5 or 6 larger homes which are outwith our criteria and the rationale for development expressed in the application expressly supports the development of larger homes.
4. No mention is made of starter homes and little commitment is demonstrated for the provision of lower cost housing for younger or older residents.
5. The site appears to have access to all mains facilities but the sewerage issues raised in the context of the Coggeshall Road application may also impact upon this site. There are no perceived highway issues. The site is within 400 metres of a bus service.
6. The land identified for development at present is part of a larger potential site, which might subsequently be considered as secondary development. The land at present is an additional garden facility which blends well with the natural environment in this part of the village, which has a particularly rural feel leading down towards the cross roads at Bargate Lane/East Lane. There are no footpaths which impact upon the location.

SUMMARY

The site might potentially be suitable for a small development of 1 to 3 bedroom houses only if special attention was paid to the design and construction of the homes which would need to be in keeping with the design principles expressed in the Village Design Statement. The Council would also like to see designs which precluded future enlargement of properties so as to preserve the nature of some smaller housing within the village.