

**LAND AT LONG ROAD EAST/REAR OF CROSSFIELDS, THE HEATH**  
(No application number as application not yet formalised)

This is a late informal application under the call for sites procedure (i.e it appears not yet to have been formally made via CBC's application procedure or confirmed by CBC as being accepted as such). It constitutes an email to CBC, copied to DPC requesting approval to submit an application together with outline details of same.

Given the imminence of consideration of other applications by DPC together with their proposed discussion with CBC, I thought it might be helpful to run through the details submitted against our own agreed criteria, as per the other applications.

- The site is within the AONB but is not within walking distance of *the* village. It is outside the village envelope.
- The proposal would fall within our agreed criteria of 5 to 15 houses.
- The scheme includes 9 three bedroomed properties which is within our generally recommended criteria of 2/3 bedroom homes.
- It is expressly stated that the proposed development would be for 'affordable homes'.
- The site appears to have access to all mains facilities but the sewerage issues raised in the context of other site applicants in this area – which has also been highlighted by this applicant – would have to be addressed. In addition, any access to the site from Long Road East would have to take into consideration proximity to the cross roads. The site is within 400 metres of a bus service.
- The land referred to is currently used as open grazing which blends well into the natural environment in this part of the village. It is obscured from the road by hedging. There is no adjacent footpath.

**SUMMARY**

A Plan has been submitted for three terraces of semi-detached and terraced housing along the front of Long Road East, with a possible service road and garaging behind. The building line along this stretch of Long Road East is well back from the road, which would make such a development distinctive. There is also concern that the included terrace housing might not be suitable for young families if it gave no access to back gardens and that the provision of garaging in blocks at the back of properties could be problematic. On the plus side it is proposed that the development is eco-friendly.

