APPLICATION 191:   COGGESHALL ROAD SITE

1. The proposed site is not within the AONB but is not within short walking distance of the village. The site is outside the village envelope directly adjacent to the Parish Boundary and District Boundary with Tendring.

2. No minimum number of homes is specified and the maximum number is well in excess (30-40 units) of the 15 homes suggested by our criteria.

3. The proposed development includes 4 bedroom homes which are not within our criteria as there is currently considered to be adequate capacity of this kind of home within the village

4. The project includes provision for 20% affordable housing.   DPC believes that its affordable housing requirement, as evidenced by a previous survey, will be adequately met on completion of the current Hallfields Development. The Council would not wish to embrace further affordable housing within the village until the current site has been completed, the project evaluated and affordable housing needs re-evidenced.

5. The main highway accessing the site is narrow and there is a history of poor management of the hedging by the landowners on both sides of the road which makes visibility poor and causes drivers to hog the centre of the road.   There is also some history of flooding at the junction with Hunters Chase/Coggeshall Road. Public transport is within 800 metres of the development. Post development of Dedham Meade and a potential further development of land opposite Dedham Meade in Coggeshall Road, it was suggested that the then existing sewerage infrastructure was unsuitable for further development.

6. The surrounding area of the site is rural in nature and currently provides a buffer between development in Colchester and Tendring Districts precluding coalescence. There is some concern that development on this site might encourage speculative development and approval from Tendring, which is not currently protected by way of a Local Plan.

SUMMARY

The proposals are far in excess of our requirements for housing within the village and could not be supported.