

*SITE AT BLATCHES FARM.
STEBBING*

TRANSPORT

The site will be served via generous size parking, turning, and garaging. Access visibility splays exist to suit requirements. The site is situated approximately 550 metres from a junction with the B1256 and 300 metres from Porters Hall, containing a bus stop with services. Facilities exist at Stebbing, about 1.5 kilometres distance from the site. Services also exist along the B1256. The bus service link provides routes to Chelmsford, Bishops Stortford, Braintree and Saffron Walden, together with other local village links. Local roads form a link to train stations to London and major towns in East Anglia. Nearby, road links exist to Great Dunmow and Braintree town-centres, providing shops with numerous services, including opticians, doctors' surgeries, banks, butchers, and grocery outlets.

HERITAGE AND DESIGN ACCESS STATEMENT

Design components

1. Amount: One number dwelling is proposed to suit the generous site area, all as indicated.
2. Layout: Generous amenity area is provided relative to the dwelling footprint, together with garaging and parking spaces. Site features afford buffers to adjacent developments. There is little direct impact with adjacent sites.
3. The proposed building height, width and length is proposed to relate to adjacent dwelling sites.
4. Landscaping: Boundary hedges and fencing exists, serving the site.
5. Appearance: The visual impression made by the proposals relates to the adjacent development where various building forms are present. Good quality materials will be incorporated.

ACCESS COMPONENT

1. The principals that have led to inclusive design: level approach to front entrance door which will contain an accessible threshold. Location of parking area allows adequate spaces and short distance to dwelling entrance door.
2. The key accessibility issues of the site: dwelling will be served by parking areas to suit all requirements.
3. The sources of advice and guidance used in respect of vehicular and transport links: adjacent road is a route for public bus services, providing a connection to local towns, train stations and Stansted Airport. There are work areas within the locality.
4. Movements of access on equal terms regardless of age, disability etc: local authority adopted document (SPO), 'Accessible Homes and Play Spaces,' will be incorporated. Building will meet the needs of wheelchair users. Requirements of Uttlesford Local Plan Policy GEN2, which state that new developments should provide an environment which meets the need of all potential users.