

D TUTTLEBURY. SYCAMORE  
HIGH EASTER. CHELMSFORD.  
CMI 48R PH. 01245 231 242.

To Planning Dept UDC

Dear Sir/Madam.

**Proposed site for the erection of two pairs of linked Semi -detached dwellings at**

**CROSSWAYS, Bannister Green, Felsted, Essex. CM6 3NJ**

Enclosed is an outline planning application in respect of proposed development at the above site for your consideration. The existing structure 'Crossways' has limited accommodation and is of a lower than normal structural and insulated standard.

The enclosed proposal reflects demolition of Crossways and forming two pairs of linked semi-detached dwelling units with linked garages served via access drives. The vehicular access to plots 1 & 2 will be formed by adapting the existing site access. Vehicular access to plots 3 & 4 will be located off Stevens Lane.

I refer to the council not being able to demonstrate a 5-year land supply. I refer to the NPPE which stipulates that development should respond to the local character, reflect the identity of its surroundings and optimise the potential of the site to accommodate development. The proposal reflects suitable finish materials as described with the enclosed application.

The proposed dwellings are compatible with the surrounding area in terms of scale, form, layout and appearance of surrounding buildings. There is no harm to the amenities enjoyed by neighbours in relation to loss of light or overlooking and is not visually intrusive.

The enclosed submitted plans contain two pairs of linked semi-detached, compact 3- bedroom dwellings. It is suggested that the proposals are of a scale in keeping with the locality.

**Transport Statement**

The site is situated 1.4 miles from the centre of Felsted and 5.8 miles from Great Dunmow.

There is a bus stop within walking distance from the site, near adjacent road is a route for public bus services, providing towns, trains and Stansted airport connections.

Adjacent Felsted village centre allows access to a range of services, facilities and public transport options.

There will be no adverse effect on road safety, a number of recent sites have been approved and developed adjacent to Stevens Lane. Adequate parking areas will serve the site.

The design of the site does not compromise road safety and have taken into account the needs of cyclists. The traffic generated by the development will be easily accommodated by the surrounding transport network.