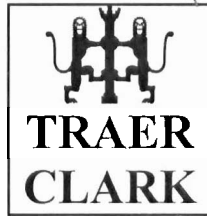


REP DAS
RECEIVED 22 NOV 2006



CHARTERED
ARCHITECTS

57 CROWN STREET
BRENTWOOD
ESSEX CM14 4BD

REP REF NO: S/CS/2.43/LDF000
3796/5

DULY MADE Y JMP

COMINO REF REG28/MASV

REG28/CS/2.43

Chelmsford Borough Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE
For the attention of Derek Stebbing
Ref LDF0003796

1045/b/02/gtc
November 20, 2006

Dear Sirs,

Re 'The Nest' site, Highwood Road, Edney Common Chelmsford, Essex

We are architects acting for RVL Properties Ltd who currently own and operate the above site.

In response to your submission to the Secretary of State of your 'Core Strategy' document in respect of future development within the Borough I would confirm our Clients general agreement and approval to the inclusion of the above site for residential development.

However, as you are aware this site has been within and withdrawn from your future proposals over the last 7 years, our Client and previous owners have spent a considerable amount of time and money in attempting to obtain permission for residential development both with and without co-operation from the Planning department of the Council, but without success. The situation is now at a point where any further delays will promote the owner into developing the site for industrial purposes and any opportunity to change the use will be lost. The site has and is currently being under used due to the indecision by the Council to establish exactly what the future is for this site.

The only other point to make at this stage, is over density and following on from other discussions we would strongly recommend the density of the above site is maintained at a low level rather than the high density option currently being discussed, whilst the Government may wish to increase densities and impose this policy on the Council, it does not therefore follow that every available site should have the same policy applied.

Certain sites, their locations, facilities and access are relevant, in particular the Hamlet of Edney Common has no facilities to speak of, there is no Post Office, no local store an intermittent bus service and a few houses, therefore to suggest this site be developed to contain upward of 50 houses or more with 35% as affordable/social housing will put severe strain on the local services, particularly if

T + 44 (0) 1277 261293
F + 44 (0) 1277 262624

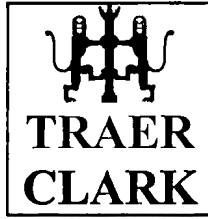
office@traerclark.ltd.uk

REG NO 2662570

George Traer Clark
BSc @ip Arch (Hons) RIBA

In association with
Image Consultants LLC
Sultanate of Oman

S



CHARTERED
ARCHITECTS

57 CROWN STREET
BRENTWOOD
ESSEX CM14 4BD

the extensive contributions you now require for each plot is consumed by the Borough and no benefits accrue to the village most affected by the proposal.

We appreciate there is no formal map available at this time, therefore the full extent of the site to be developed is unknown to us and an estimate of the numbers is difficult to predict and we would reserve the right to comment when this document is available.

If you have any queries please contact me.

Yours faithfully,

George Traer-Clark.
For and on behalf of Traer Clark Limited.

cc RVL Properties Ltd

T + 44 (0) 1277 261293
F + 44 (0) 1277 262624

office@traerclark.ltd.uk

REG NO 2662570

George Traer Clark
BSc Dip Arch (Hons) RIBA

In association with
Image Consultants LLC
Sultanate of Oman

S