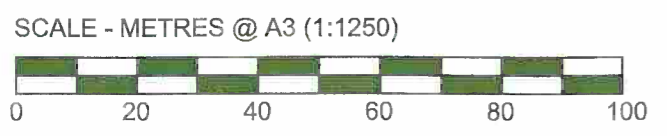




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SITE LOCATION PLAN



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|--|-----------------|--------------|-------|--------|--|
| REVISION: | | DATE: | | DRAWN: | |
| PROJECT: BLATCH COTE, WHITE ELM ROAD, BICKNACRE, CHELMSFORD | | | | | |
| TITLE: SITE LOCATION PLAN | | | | | |
| SCALE: 1:1250@A3 | DATE: JAN 16 | DRAWN: CW | CHKD: | | |
| No. 12/07/10 | REV. | | | | |
| The Old Bakery, The Street, Purleigh, Chelmsford, Essex, CM3 6QL Tel: 01621 828266 Fax: 01621 828890 | | | | | |



For delivery please to:- Andrea Copsey, Programme Officer. CDLP

Submission document presented to the Planning Inspector for the Chelmsford Draft Local Plan review meeting. Submitted by John Riches of Bicknaere.

AGENDA ITEM Matters 6c. Housing Provision Growth Area 3

SUBJECT. The site herein referred to is "Blatch Cote" in White Elm Road, Bicknaere. CM3 4LR. A plan of the area is enclosed.

PROPOSAL. This submission proposes that all of the site, should be regarded as within the defined settlement boundary of Bicknaere, (which is categorised in the plan as " a key service settlement"). Currently, only part of the site is classified as within the DSB .

REASONING. The reasons given to support this proposal are :-

1. The initial screening review gave this site submitted under ref 15/S/LAA 29, a rating of 42 points out of 45. It further confirmed that the site was achievable for supply within 5 years with a high availability rating.
2. The Spatial Strategy and Strategic sites review, selected against this site for stated reasons. The methodology followed is accepted, but the judgement soundness questioned. The site is within walking distance of transport and village centre facilities and is surrounded by mature tree growth which would mitigate development impact on the surrounding area. These natural surrounds enclose this former registered smallholding, that has been part of the village (and attached to dwellings therein) for more than 100 years. Calf rearing, pig fattening, chicken egg production and sales , hay, and peat supplies from this site have long ceased. Drainage of the site is by a long established ditch network. The site does not encroach on green belt, is already partly within the defined village boundary, and borders on properties all of which are within the settlement boundary.
3. For optimal and promoted use of this former smallholding land, the balance of the site warrants consideration for residential development.
4. The sustainability appraisal is quoted in the Amec Foster Wheeler report as an ongoing exercise. Since the CCC evaluation of this site in 2015, several planning approvals have been passed for a popular growth business situated opposite "Blatch Cote" frontage. They have met with popular demand, and the services offered in this key settlement village have now been substantially augmented, by a "shopping village" within a very popular garden centre, tea room and pet farm. Locals and outsiders find the range of daily services (butchers, greengrocer, grocery and a broad range of other offerings) a useful addition to our village facilities.

CONCLUSION.

The owners proposal for consideration by the Inspector is, that the balance of this site be reclassified as within the village defined settlement boundary because of its past use, characteristics, village location, access to health and recreational facilities and its enhanced juxtapositioning with the new key village services, all of which he suggests strengthens the sustainability claim for this complete site.