

APPLICATION 077: SUN DOWNE – DEDHAM HEATH

1. The site is within the AONB and not within short walking distance of the village. The site is outside the village envelope. If approved for development it would be invidious not to similarly consider the adjacent development on The Heath which would be left enclosed outside the Parish boundary in isolation.
2. The minimum development of 9 dwellings is within our criteria but the maximum of 20 proposed is in excess of our proposed 15.
3. There is no information in the application that specifies the type and size of dwelling
4. There is no indication of willingness from the owner or agent to incorporate starter homes
5. There is no reason to believe that the site would not be able to adequately assess all public services and amenities but this would have to be evidenced. The site is within 400 metres of a bus service.
6. The proposed site straddles an existing footpath and borders onto farmland at the rear. As such any development **would** prejudice the appearance of the local landscape and **impinge** on the enjoyment of those using the footpath. Furthermore the access road proposed for the site is immediately adjacent to the footpath and is arguably of inadequate width without destroying the rural nature of the path.

SUMMARY

The principal reason for not supporting this application is its location within the AONB and the impact development would have on our rural views and local heritage. Development of this site would also be back-filling which would not be popular with local residents because of the density of development which would occur when coalesced with existing housing. The site has been the subject of several previously unsuccessful planning applications and local residents would be unlikely to support the kind of development now proposed.