

From: [Mason, Joe](#)
To: [Murray, Amy](#)
Subject: Planning Application Comment From Ward Member relating to DC/24/1461/FUL (The Links)
Date: 28 November 2024 15:24:07

Good Afternoon Amy,

I would like to 'Call in' this application regarding a number of concerns relating to this DC/24/1461/FUL

I fully support the notion of the landowner looking to develop and build on this site, however based upon the planning submitted recorded I would like the following concerns recorded:

1. Over Development of the Site/Layout:

There are too many properties planned around this site. Overall the site looks cramped and "unbalanced" with too much space being given to the existing property central to the plot. Properties 4,5,6, & 7 are too close and squeezed in, which seems unnecessary when looking at the original plot as a whole. The overall effect is visually unappealing and not well proportioned. The orientation of buildings has resulted in some strange elevations viewable from the roadway. E.g. Plot 3

2. Size & Scale

These properties are not in keeping with other nearby structures and are certainly not the 1.5 storey plots as stated in the plans. The ridgeline of all properties exceeds beyond 8 metres which is out of keeping with the surrounding community. These properties are significantly larger and higher than any other buildings nearby

3. Overlooking

Privacy/overlooking concerns regarding multiple properties, as well as over properties adjacent to this plot.

4. Flood Zone.

The most southern plot (4) is too close to the Brook.

5. Access Road

I have concerns regarding the quantity of traffic there will be on this access road when all 8 properties are occupied (including the original). Too many vehicles will be using this access road which narrows significantly, which will be problematic for ingress and egress as well as impacting on existing neighbouring properties on Withersfield Road. In addition to this, the bridge narrows significantly requiring priority flow measures. An assessment should be made as to the strength and suitability of the bridge over the Stour Brook to ensure a fire engine and construction vehicles will be able to pass safely.

6. Garage at plot 3

The Garage at plot 3 is a two-story building which is excessive in size and impacts the public right of way. Extending to nearly 6 metres in height and appearing double width and certainly wider than a standard 3m garage, this is a substantial construction.

Please add this to "Call in" to the planning portal at your earliest convenience.

Kind regards

Joe Mason
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