

The Site Layout

The new houses are required to finance the project, as well as complying with the housing needs survey of 2008, all other means of funding has been exhausted.

The proposed layout of the site takes account of advice from Uttlesford Planning Control and is subject to Final Planning Approval:

- The houses need to be sited close to the existing houses at the edge of the Village.
- The mixture of detached, semi-detached and Affordable Housing is appropriate to the village's needs.
- Essex Highways require a new access road to the north because of the increased volume of traffic which the new facilities will create.
- The existing houses adjacent to the Playing Fields will continue to use the existing access road, but this road will become much quieter as vehicular traffic for the community and sports facilities and the new houses will use the new entrance.
- The footpath from the Street to the Community Centre will have low-level lighting at night.
- By moving the football pitches it will be possible to restore the cricket square to its former glory and rest it during the winter.
- There will be two full-sized football pitches and one mini-soccer pitch. This should enable the same amount of football to be played as currently, with more flexibility in wet weather.
- The MUGA is sited away from the houses and screened by the new hall.
- The Children's Play Area will stay where it is.
- Extensive tree planting will take place to replace trees removed and soften the view of the development on the road from Clavering. For each tree removed approximately 3 more will be planted.