

**Planning Committee - 2<sup>nd</sup> June 2020: 18/02007/FUL Land off The Street, Gosfield**

**Statement from Laura Dudley-Smith - Strutt & Parker (Planning Agent)**

Thank you for the opportunity to submit this statement to be read to you this evening. I write on behalf of our client and applicant, Chelsteen Homes.

Chelsteen Homes are a highly regarded local developer, with a proven track record for delivery of high quality schemes in Essex over the past 30 years.

The proposals before you this evening are the result of continuing liaison with the Council's planning officers since it was submitted some 18 months ago. This engagement has also been subject to extensive input from the Council's urban design, heritage, ecology and arboriculture consultants. We are pleased with the result of this joint-working, and are confident of the site's ability to quickly progress and deliver 17 new homes to support housing need in Gosfield and the surrounding area.

You will be aware that the principle of development for this site was established through outline planning permission, granted in February 2018. This full planning application therefore builds upon this fall-back position to provide detailed proposals for a deliverable scheme. This outline permission also confirmed the acceptability of an access from The Street for up to 19 units.

Your Officers have provided a very detailed report, which includes an assessment of planning balance. The assessment concludes that the benefits of the proposal would outweigh any harm, particularly in light of the current lack of a five-year housing land supply, which weighs in favour of the development. In addition, the requirements of the statutory consultees have been met or addressed, and no further objections have been raised.

Close-working with the Council has led to a truly bespoke scheme, with houstypes being directly informed by the character and features of existing properties in Gosfield. Materials and boundary treatments have been carefully chosen, with the principle streetscape facing the Limes having received particular attention given its important role in linking the development with the historic core of Gosfield. The siting of tenure-blind affordable housing units along this access road will also ensure the integration of these homes.

The site layout seeks to enhance the contribution of the prolific avenue of historic Lime trees to the Conservation Area, and a new area of open space will ensure their enjoyment by the public. All built form is situated outside of the root protection areas of these important trees to protect them from any harm.

A Section 106 agreement has been agreed with the Council, and includes a commitment to the provision of 6 affordable homes and a financial open space contribution, on top of the extensive areas of open space being provided within the scheme. Land is also to be reserved as a wildlife corridor along the western boundary of the site.

We do hope that you will therefore be able to agree with your Officers' recommendation set out on page 26 of the report. Thank you very much for your time.