

Good evening chair, Councillors and all those listening

My name is Ben Johnson, and I am the Director of Planning at Inland Homes. Some Councillors will recall that I spoke in support of the original planning application, for 78 new homes that was presented at Committee in September 2019 and subsequently approved by Members.

Following the resolution to grant we have worked with your officers to complete the s106 agreement which was signed in February 2020 and more recently Councillors approved minor amendments to the wording of planning conditions to allow an expedient start on site.

The application before you tonight seeks minor amendments to the layout and house types. As noted in your officers report the layout changes proposed are relatively minor in nature, as the core layout of the development would remain as approved. The rationale for these changes is due to the time that has passed since Inland Homes first got involved with this site in 2017. Following this a planning application was submitted in 2018. Since then Inland Homes have updated their house types to reflect changes to National Planning Policy space standards and other building control policies. As a result, we have new house types, which reflect up-to-date policies.

The various changes are summarised well within the officers report. We have worked collaboratively with your officers to ensure the original character intent remains with these amendments.

This has included making changes to our house types including the reinsertion of chimneys and exposed rafter feet where appropriate. We have also provided bespoke houses on key plots from public views, including that of the plot fronting Polecat Road, which we have re-orientated with improved double fronted façade and additional windows on the side elevation, providing improved dual frontage. This was also transferred over to the other plots which have a high degree of public visibility. As set out in the officer's report, statutory consultees raised no objection to the amendments proposed and we have made changes following the comments received from the Parish Council.

Care has been taken to ensure that the character and appearance of the overall scheme is preserved, with the extent of changes kept to a minimum.

The amendments before you tonight, will allow for an expedient start on site. The minor changes are supported by statutory consultees and officers. We look forward to starting on site, working with officers and our neighbours to turn this former industrial site into a great place to live, which will help meet Braintree's demanding housing targets.

Thank you for your time.