

Good evening members.

This statement has been prepared by Boyer and is read on behalf of the applicant, Oakland Country Homes Ltd.

This is a site that I am sure most of you are familiar with. Outline permission for the site was granted in May 2019. That application agreed the quantum of development, the site layout and site access. The principle of development in terms of the number of dwellings and their location on the site is therefore established.

Various applications have been submitted this year, as set out in the officers report, including a variation of condition to amend construction times which was approved at committee in June, a non-material amendment to refine the layout following discussions with officers, as well as applications to discharge the pre-commencement conditions imposed on the outline permission. A large amount of information has therefore been provided to officers to demonstrate how the proposals comply with local planning authority requirements.

The reserved matters development in front of you today seeks to approve the details relating to the 23 units and provides information regarding the appearance, scale and landscaping proposed.

As your officer has indicated, discussions with the planning and design officers in particular have led to refinements to the scheme and this has included revisions to simplifying the appearance of the dwellings, enhancing the landscaping proposed and highways arrangements in relation to the need to adopt the site road and provide for visitor spaces. The result is a scheme that we believe responds well in design terms to the character of the local area, delivering 23 much needed new homes, including 40% affordable housing, in line with local policy.

Other key features of the application include:

- Retention of hedgerows along the boundaries and additional planting throughout the site;
- Provision of a comprehensive landscaping scheme, public open space contribution and area of open space on site which provides amenity value and ecological benefits;
- Provision of a variety of sizes and types of property to provide a balanced community;
- All garden sizes meet with Essex design standards;
- The garage and parking spaces sizes all comply with relevant Essex parking standards; and
- Significant S.106 contributions relating to local schools, Earls Colne recreation ground at Halstead Road, the allotments at Queens Road and the Tey Road children's play area.

The provision of 40% affordable housing and the various S.106 contributions including money towards the Earls Colne Recreation Ground and play space facilities are considered to be significant benefits of this scheme for existing and future residents.

The proposal offers a high degree of compliance with Local Plan policies and it is notable that there are no objections from any statutory consultees to the scheme before you today.

In summary, whilst new housing will always be contentious, through the process, we hope that we have been able to positively address comments raised and we are pleased that it now comes before you with a recommendation for approval.

It is therefore respectfully requested that Members endorse the positive recommendation proposed by the Case Officer and approve this application.

Thank you for your time.