

Address to Members of Braintree District Council's Planning Committee – 15/12/2020 PW AMENDS

Land west of Kelvedon Station, Station Road, Kelvedon – ref: 19/01025/FUL

Good evening Members,

Background

As Members will be aware, since the submission of this detailed planning application in June 2019, CALA Homes, Officers and the Council's Urban Design Consultant have been working proactively and collaboratively to agree a fully detailed scheme on this site which has the benefit of an extant outline planning permission for up to 250 dwellings and associated development.

This has resulted in the high quality proposals for 238 dwellings and associated development which is before you this evening as supported by officers with their recommendation of approval.

Design & Layout

The design and layout is a culmination of 12 months' worth of collaborative work with buy-in from officers, including the production of a site-wide masterplan to help inform such detailed proposals. The result, is a high quality, well considered development, that promotes place-making whilst delivering high quality landscaping, biodiversity enhancements and sustainability in accordance with the spirit of the extant outline planning permission. We are grateful for the Officer's and Urban Design Consultant's input throughout the application process which has resulted in an Officer's recommendation this evening.

The proposals themselves include 5 distinctive character areas which reflect different aspects of the village of Kelvedon's own established character and centred around a clear street hierarchy and sense of place. This includes the site's unique 'Railway Edge' apartment character area which has evolved

during many months of detailed discussions cumulating in the high quality proposal before you. This approach also demonstrates full compliance with the Council's adopted Essex Design Guide and Parking Standards.

Landscaping

As the final drawings demonstrate high quality landscaping forms an integral part of the proposals with the amount of Public Open Space proposed exceeding policy requirements. This includes around the periphery of the site which itself includes dedicated play area and SUDs features and a central green at the request of the Council's Urban Design Consultant.

These areas are also complemented by a rich array of planting species mixes to ensure biodiversity net gain across the development. In order to ensure that such species mix are the most appropriate the applicant has agreed with officers for this detail to be secured via condition.

Other Matters

As set out within the officers Committee report the detailed proposals are acceptable in all other planning-related regards including in respect of housing mix, highways, drainage, noise and air quality following many months of detailed technical input from CALA's project team.

S106

CALA Homes remain committed to delivering on associated infrastructure improvements for the village required by a development of this size and are pleased to report that a finalised draft of the new Section 106 Agreement is almost agreed.

It is important to highlight that this includes improvements to the highway network along Coggeshall Road associated with the previous extant outline planning permission which CALA are already implementing in advance of achieving an implementable planning permission on the site.

Conclusion

In conclusion, these detailed proposals represent a sustainable and policy-compliant form of development in line with the spirit of the outline planning permission and as supported by officers and the Council's Urban Design Consultant in particular.

It is important to acknowledge the the sustainability of our proposals is re-enforced by the NPPF's tilted balance whereby it is clear that there are no adverse impacts associated with this proposal which would significantly and demonstrably outweigh the benefits when weighed against the NPPF as a whole. This includes the delivery of 238 much needed new dwellings in this sustainable location which itself is a very significant local benefit.

Therefore we respectfully request Members to support officers positive recommendation and grant detailed planning permission for this development accordingly.

Thank you