



DAVID WILSON HOMES

WHERE QUALITY LIVES

Land North East of Gleneagles Way, Hatfield Peverel

Application Ref. 20/00906/REM

## **BDC Planning Committee Statement**

02nd February 2021

Good evening Councillors and thank you Chair for the opportunity to speak today in support of our Reserved Matters application for 100 homes in Hatfield Peverel.

Outline permission was granted in July 2019 by the Secretary of State following the call in of this committee's resolution to grant consent. Whilst this Outline application allowed up to 120 homes to be built on the site, due to the A12 widening proposals we have worked with Highways England to future-proof and safeguard a portion of the site to the north to help realise these improvements in the future - this has therefore meant that our reserved matters scheme only seeks permission for 100 homes.

The application before you is the culmination of extensive collaboration and engagement with Braintree Officers, Hatfield Peverel Parish Council and local residents. As a result of this iterative process, the scheme is a well-designed addition to the village that reflects the density and character of the neighbouring Gleneagles Estate, while simultaneously taking design cues from the village's diverse wider character. Hatfield Peverel Parish Council conclude that the application has considered the character of the parish well and meets the requirements of Neighbourhood Plan Policy HO1 (Design of New Developments).

All of the homes are fully compliant with the Nationally Described Space Standards and we are proposing a full complement of 40% affordable housing. These homes are all tenure blind in appearance and evenly distributed in three clusters across the site - in line with the requirements of the Outline Section 106 Agreement. The affordable housing contains a mix of homes ranging from 1-3 beds and includes the provision of two fully wheelchair accessible bungalows.

All homes irrespective of whether they are market or affordable will be provided with high speed fibre broadband and will be built with high levels of sustainability in mind - with low energy LED lighting throughout as well as higher standards of insulation and glazing than is required under building regulations. Every home will also beat even the optional building regulation standards by achieving 105 litres of water usage per person per day through the fitting of low water volume white goods. All homes will be provided with ducting allowing occupants to easily install an electric vehicle charging point in the future with the help of a government grant and, to further facilitate the move towards a low carbon economy, a dual electric vehicle charging point is also proposed in the centre of the development accessible to both new and existing residents.

Landscaping and ecological benefits have also been at the forefront of the proposals, with an expansive 4 acres of open space providing a local equipped area of play and woodland trim trail for families to enjoy. Ecology has been integral to the scheme's design and our plans include a bat sensitive lighting scheme that maintains dark corridors, a relocated badger sett as well as artificial roosting features for bird and bats.

Whilst this proposal is for reserved matters only, any approval will kick start the provision of our Section 106 obligations which includes (among others) contributions towards:

- Providing new or enhanced outdoor sport facilities in the local area;
- Improving Hatfield Peverel Village Hall;
- Extending or reconfiguring Sidney House Surgery.

To sum up, there are **no** legitimate material planning objections from **any** statutory consultee and we have worked extensively with Braintree Officers, Hatfield Peverel Parish Council and local residents to provide a scheme that is not only well designed, but which safeguards land for strategic road improvements, is fully compliant with the Hatfield Peverel Neighbourhood Plan and meets all of Braintree's relevant development management policies.

Thank you.