

Good evening Councillors...

I'm Olivier Spencer from Andrew Martin – Planning and I'm here to represent the applicant, Bellway Homes.

Bellway Homes became the owners of the land south of Stone Path Drive, Hatfield Peverel, last Spring and held a series of pre-application meetings with your planning, urban design and landscape officers, and an on-site meeting with the Parish Council, to discuss the emerging detailed plans.

These discussions culminated in the submission of a reserved matters application in November 2020 and were followed by additional meetings and consultation with your officers and the Parish Council over the Winter, to arrive at the plans currently before you.

The detailed proposals include 140 dwellings (56 of which will be affordable homes), public open space and a children's play area with 7 different pieces of play equipment near the site entrance, a tree lined central main road, new areas of tree and hedge planting, and the transfer of 3.5 hectares of Community Land to the Parish.

The housing mix includes one-bedroom apartments, two and three-bedroom bungalows and two, three, four and five-bedroom houses, to address a broad range of housing needs. 10% of all dwellings on-site will be bungalows.

The design draws on positive features identified in the local area, such as the use of traditional materials and detailing, and proposes render and weatherboarding in pastel colours near to Crabbs Hill.

Importantly changes have been made to the scheme to address feedback from stakeholders. These changes comprise:

- fewer gable ends and more chimneys and brick boundary walls to improve the appearance of the scheme;
- bound gravel paths around the perimeter of the site;
- 75 new trees in a thicker belt along the southern boundary;
- 3 new Scots Pine trees to replace the 1 Scots Pine being lost;
- scattered tree planting, a hedge and a line of 15 new Cherry trees near the site entrance;
- the retention and relaying of the historic York flagstones along the public right of way, once construction is complete and as agreed with the Parish; and
- the provision of high-speed fibre broadband and infrastructure for the installation of electric vehicle charging points.

The scheme also includes over £540,000 in planning contributions towards enhanced local facilities, including outdoor sport, education, healthcare, ecological mitigation and the future maintenance of the Community Land to the west.

Finally, the Council's officers have seen fit to recommend the scheme for approval. With this in mind, I respectfully request that members follow this advice and grant consent.

Thank you.