

Good evening Chairman and members of the Committee, thank you for the opportunity for our comments to be presented, with reference to this application.

The Planning Officer has put this application forward to Committee with a recommendation for approval following proactive engagement and discussions throughout the project lifecycle. Therefore rather than labour points that have already been addressed by the Officer, we thought it would be more useful for Councillors if we simply highlighted some key points about this proposal.

The application before you seeks to utilise a back land site to create a residential opportunity within the Town Development Boundary of Witham. The location is within a highly sustainable area and benefits from access to a range of services and facilities. In addition, it has been agreed that the scheme satisfies the test of sustainable development as outlined in the NPPF by meeting the economic, social and environmental objectives.

The proposal brings with it a range of improvements over the existing condition of the site as well as taking into account the ever-changing requirements and needs of both current and future residents and intern reflects the demand for housing within the District.

Throughout the application phase the applicant has worked closely with the Local Planning Authority in a positive and proactive manner to respond to concerns, as they have been raised and to take decisive action to address and remedy them where possible.

As a result, the application before you, in its current form, has no outstanding objections from;

- Highways England
- Environmental Health
- The Ecology Officer
- ECC Highways
- Historic Buildings
- or
- Landscape Services

Unfortunately we were unable to mitigate all of the concerns raised by the Town Council, but we did respond, in a positive manner, to their main request that the proposed development should only consist of a single dwelling on this site. As with all concerns raised by the consultees, the applicant used best endeavours to address these points and to balance the objections raised against the project requirements.

All neighbour concerns were assessed in detail, by the Officer, in relation to the final application and it was concluded that the proposal would not have a detrimental impact on any of the neighbouring properties and therefore was deemed to be policy compliant.

Careful consideration has gone into developing a contextually appropriate design response which connects into the established community, positively responds to the conservation area and generates a safe, secure and inclusive environment through the creation of an accessible and adaptable dwelling.

We hope that Councillors will agree with the benefits this proposal offers, along with the provision of a small delivery of housing consisting of a single windfall dwelling that contributes to support the needs of the District housing target.

On behalf of our client, we would like to thank you for your time.

Kind Regards  
Russell G K Barnes