
Planning Statement

Land Behind Broadfields, Wivenhoe

Taylor Wimpey UK Limited

March 2021

Planning Statement

Land Behind Broadfields – Wivenhoe

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Contents

1.	Introduction	1
2.	Background	5
3.	Planning History	7
4.	The Proposed Development	8
5.	Planning Policy Context	12
6.	Planning Considerations	18
7.	Conclusion	42



1. Introduction

1.1 This Planning Statement has been prepared in support of a full planning application to Colchester Borough Council (CBC) by Taylor Wimpey UK Limited ('the applicant') for the development at the land behind Broadfields ('the site').

1.2 This application seeks full planning permission for the land at Broadfields site allocation for following:

“Construction of residential development (Use Class C3), access, landscaping, public open space, and associated infrastructure works.”

1.3 The above proposals are referred to in this Statement as “the proposed scheme”.

The Applicant

1.4 Taylor Wimpey is one of the largest homebuilders in the United Kingdom. As a national house builder, the company has considerable experience and expertise in delivering sustainable residential schemes that people want to live in. Taylor Wimpey has extensive experience of construction and property development, and of working in partnership with local authorities and affordable housing providers.

1.5 Taylor Wimpey runs its regional businesses as local homebuilders and has significant in-depth knowledge and experience of the local market. The company aims to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people. Taylor Wimpey is committed to innovation in both construction and design and is keen to ensure that the schemes brought forward create sustainable, attractive and desirable places for people to live and work.

Overview of Development

1.6 The proposed development seeks to deliver a site allocated within the Wivenhoe Neighbourhood Plan under Neighbourhood Plan Policy WIV29 “Land at Broadfields” for a residential scheme comprising 120 dwellings (Use Class C3) on a site extending to 11.58 hectares, together with public open space, landscaping and associated infrastructure on the land behind Broadfields.

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



- 1.7 The proposed development will be split into three areas: the residential area; the open space and land for new sports pitches. The residential area extends to 3.5 hectares.
- 1.8 Vehicular access into the site will be via the existing road on Richard Avenue, and a new footpath and cycle way will be created on the Elmstead Road frontage linking through to Broadfields and the proposed housing..
- 1.9 The proposed development is laid out in a series of perimeter forms with a street passing through the middle of the site to connect shared surfaces with private drives that lead to the outer edges. The scheme also proposes a new shared footpath and cycle way which runs to the rear of the existing houses on Alexandra Drive and through the new open space, forming part of the link around the eastern side of the town. A buffer of landscaping surrounds the existing built-up area of the town, protecting the existing trees and creating a distinct setting for the new homes.
- 1.10 The external appearance of the buildings is based upon the assessment of the character of northern Wivenhoe and will utilise traditional forms and materials. The layout and appearance has been developed in response to the Essex Design Guide (2018) and feedback from Councillors and officers at the Town and District Councils from pre-application meetings and public consultation.
- 1.11 The residential area is positioned to the south of the wider site and includes a mix of houses, including two, three and four bedroom houses suitable for families of various sizes and stages. All of the proposed affordable dwellings will include wheelchair adaptable units. A total of 20% (24 units) of the proposed dwellings will be delivered as affordable housing in the form of affordable rent and intermediate housing. The majority of dwellings will have the parking provided within the curtilage of the property with room for visitor parking on streets or within designated laybys.
- 1.12 Surface Water attenuation basin is incorporated into the southeast corner of the residential area of the site placed at the lowest point.
- 1.13 New open space will be provided to the north of the site; it will be publically accessible. The area will be landscaped and will provide walking routes and planting. The open space on the eastern part of the site (Local Wildlife Site) will be untouched as part of this application. However, access to it will be created enabling the wider public access to the site which is currently private land.

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



1.14 Adjacent to the open space, along the northern edge (adjacent to Broad Lane Sports Ground) 2 hectares of land will be set aside for new sports pitches. Taylor Wimpey will be providing the land only and will not be responsible for design and delivery of the sports facilities.

Supporting Documents

1.15 This Planning Statement should be read in conjunction with the accompanying plans and drawings submitted as part of the application, as well as the following documents which have been prepared to address the full range of material planning considerations:

- Planning Application Form and Certificates, prepared by Savills;
- Planning Statement, prepared by Savills;
- Application Drawing Pack, prepared by JCN Architects;
- Design Statement, prepared by JCN Architects;
- Landscape Strategy and Masterplan, prepared by Andrew Hastings Landscaping;
- Landscape Visual Impact Assessment, prepared by Arc Landscaping;
- Arboricultural Assessment and Tree Protection Measures, prepared by Haydens Arb Consultants;
- Biodiversity Survey, prepared by SES;
- Highways Strategy Plans, prepared by Stormor;
- Site Waste Management Plan, prepared by JCN Architects;
- Flood Risk Assessment, prepared by Stormor;
- Foul Sewage and Utilities Assessment, prepared by Infrastructure Gateway Limited;
- Archaeological Assessment, prepared by RPS;

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



- Health Impact Assessment, prepared by Hodkinsons; and
- Statement of Community Involvement, prepared by RKH.

Structure of the Statement

1.16 The structure of this Statement is as follows:

- **Section 2** provides the background to the site and its context within the surrounding area and an overview of the planning history of the site, and the pre-application engagement process;
- **Section 3** provides a summary of the development proposals;
- **Section 4** sets out the relevant planning policy framework for the site;
- **Section 5** provides an assessment of the material planning considerations arising from the proposals; and
- **Section 6** presents our conclusions with respect to the proposals.

2. Background

2.1 This section provides a brief description of the site and the immediate surrounding area, together with a summary of the relevant planning history and pre-application discussions.

The Site

2.2 The whole site extends to 11.58 hectares and it is located within Wivenhoe at the north eastern edge of the town. See **Figure 2.1** below. The site is approximately 2 km from south eastern edge of Colchester, and lies to the south of Broad Lane Sports Ground and Elmstead Road. The site comprises of undeveloped open land and the eastern section of the site forms part of the non-statutory designate Wivenhoe Cross Pit Local Wildlife Site (LoWS).

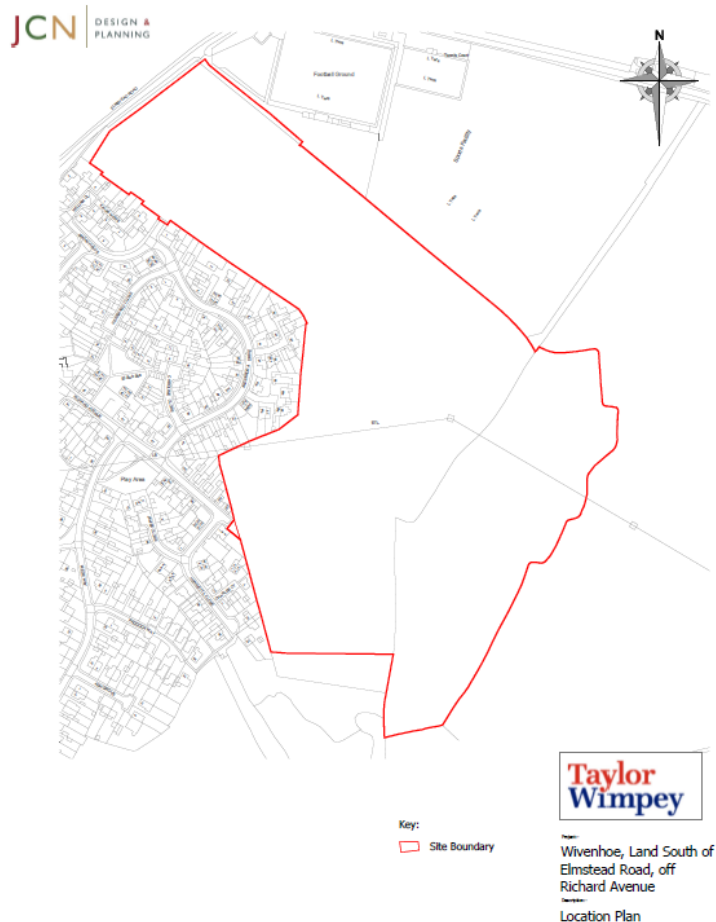


Figure 2.1 Site Location Plan

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



- 2.3 The area of site to be developed for residential extends to 3.5 hectares, the area to be set aside for sports pitches extends to 2 hectares and new open space will comprise 5.18 hectares of land. In addition access will be created to the eastern LoWS parcel creating public access
- 2.4 The site is not subject to historic designations, but the eastern part of the site is a local wildlife area. The site is located in Flood Zone 1.

3. Planning History

2.5 There is no relevant planning history for the comprehensive redevelopment site. However, the site is allocated for redevelopment. Full details are set out in **Section 4** below.

2.6 No major planning applications have been submitted for housing development in the wider surrounding area.

Pre-application Discussions

2.7 Pre-application discussions have been held between the applicant and CBC prior to the submission of this application. The pre-application discussions with CBC planning and design officers commenced in January 2020 and have considered the housing mix and the proposed layout, as well as more detailed elements of the scheme and their compliance with the Neighbourhood Plan.

2.8 Taylor Wimpey has also discussed the proposed plans with Wivenhoe Town Council on two occasions and stakeholders of the Sports Ground.

Stakeholder and Public Consultation

2.9 The applicant held a public consultation event on 8th February 2021 on a webinar where the design team were present to answer any queries from members of the public. The proposed scheme was generally well received and the applicant has since sought to address any concerns received at the public consultation. At the event, the applicant provided responses in relation to design, affordable mix, green space, sports facilities and transport impact. Full details on the public exhibition can be found in the Statement of Community Involvement, prepared by Rock Kitchen Harris which accompanies this application.

2.10 A number of meetings have been held to update them on the emerging and latest scheme proposals and to discuss any comments or concerns which have mainly related to the landscaping proposals and pedestrian and cycle infrastructure.

2.11 The applicant also held a meeting with stakeholders of the Sport Pitches to the north of the site on 15th February 2021, groups included CBC, Town Council, Wivenhoe Football Club, Wivenhoe Tempest Football Club, Essex University, and Wivenhoe Tennis Club.

4. The Proposed Development

3.1 This full planning application seeks planning permission for the land at Broadfields site allocation, for:

“Construction of residential development (Use Class C3), access, landscaping, public open space, and associated infrastructure works.”

3.2 Full details of the and design and its evolution are contained in the Design Statement prepared by JCN Architects. The key details of the proposal are summarised in this section.

Overview of the Development

3.3 This application will deliver 120 new residential dwellings alongside associated car and cycle parking with public open space to the north and associated landscaping around the site and other infrastructure including: roads, drainage attenuation in the southeast corner of the residential area, footpaths and cycle ways. The site will be accessed from Richard Avenue.

3.4 The Neighbourhood Plan allocation allows for residential development and the provision of sports pitches and open space to the north of the site and play areas to the south. The scheme also comprises the delivery of landscaping along the boundary of the site which provides a buffer to the adjacent existing development in the west and fields to the west. The delivery of a significant area of high quality public open space to the north of the site adjacent to the proposed sports pitches will be accessible to all existing and future residents with a footpath from the proposed development and two accesses created from the along a line of hedging.

Design Approach

3.5 The proposed layout has been developed following analysis of the Neighbourhood Plan requirements, the site’s context, the site’s constraints, prevailing planning policy and guidance, as well as the pre-application discussions with CBC officers, Town Council, stakeholders and the public. During this time, a range of different layout options were considered and tested.

3.6 The layout for the proposed scheme is largely based on the Neighbourhood Plan allocation which identifies the land for residential development, open space and sports pitches and play areas to the south.. The design



approach has taken into account the clear policy directive contained within the NPPF and the Local Development Plan, all of which look to make efficient use of appropriate sites.

- 3.7 Within the site allocation, the area allocated for residential development is limited by no-build zones created by a number of site constraints. The no-build zone includes a line of pylons through the middle of the site and the boundaries of the residential area are limited by the surface water drainage easement runs along the south western boundary and Root Protection Area down the eastern boundary to the rear of the existing properties in Richard Avenue and Henrietta Close. In addition, the site requires space to be reserved for an attenuation basin. The site slopes gently from north to south and has incorporated the attenuation basin into the south eastern part of the residential area. The scheme is also required to connect to Richard Avenue on the sites western boundary.
- 3.8 The proposed materials are traditional and include variations in facing bricks, roof tiles and other finishes are proposed, enlivened by boarding, render, bay windows, a detailed roofscape, chimneys and door canopy detailing. The Design Statement, prepared by JCN, outlines the architecture and design of the proposed scheme.

Residential Use and Housing Mix

- 3.9 The 120 dwellings will comprise of 2, 3 and 4-bedroom houses. A range of tenures will be provided to suit a variety of needs, including private sale, shared ownership and affordable rent. The proposed mix and quantum of the affordable dwellings is in line with the Neighbourhood Plan allocation, as follows:

Dwelling Size	Private	Affordable	Total
2-bed house	29	17	46
3-bed house	44	5	49
4-bed house	23	2	25
Total	96	24	120



3.10 The proposed housing mix comprises of 96 private sale units and 24 affordable units, which equates to 20% on-site affordable housing provision, in accordance with the Neighbourhood Plan allocation. The affordable housing to be provided as shared ownership, and affordable rent.

3.11 Both private and affordable dwellings include the provision of family-sized units 3 bed or larger units including three-bedroom units.

Access, Car and Cycle Parking

3.12 The layout of proposes a Primary Street to run east-west through the middle of the site connected to Richard Avenue on the western boundary of the site. A network of streets will accommodate access for pedestrians, cyclists and vehicles, offering ease of access for all between the new homes and the wider network of landscaping and streets.

3.13 Car Parking has been provided for each dwelling in accordance with Essex County Council Parking Standards. The layout also includes lockable sheds and garage or carports which will provide secure cycle parking for each dwelling.

3.14 As established, the scheme also includes a shared footpath and cycle way which runs to the rear of the existing houses and through the open space, forming part of the link around the east side of the town. The paths facilitates future connection to the land to the south that is delivered through policy WIV28, including an extension to the existing allotments and improvements to the permissive footpaths and rights of way.

Landscaping and Amenity

3.15 The landscaping proposals comprise three elements: private amenity spaces, public open spaces and land for sports pitches. This approach incorporates the principles established by the Neighbourhood Plan.

Private Amenity

3.16 All houses will be provided with high quality private gardens. All dwellings will also have access to the public open space. The proposed private amenity space meets the standards required by CBC



Public Amenity

3.17 The proposed development will include the delivery of a significant area of high quality public open space to the north of the site comprising of 5.18 hectares of land, which will obtain SANG status. This area also has the potential to be used as additional sports pitches. This will be generously planted with native trees and shrubs, new native hedgerows, diverse grassland/meadows, mown grass paths and retain existing features such as the woodland to the west. The setting will provide a high-quality space presenting opportunity for recreation, socialising and relaxation and ultimately creating a sense of place for the new community and neighbouring properties. The proposed scheme will also open up access to the Local Wildlife Site on the eastern boundary. This will protect the Local Wildlife Site through the incorporation of ecological mitigation and enhancement measures.

3.18 The space will be accessible to all existing and future residents with a new footpath and cycle way and two new accesses created in the western line of hedging.

Land for Sports Pitches

3.19 The Neighbourhood Plan allocation requires the provision of 2 hectares of sports pitches, the scheme incorporates 2 hectares for this. Following discussions with the CBC, Town Council, Trustees of the Pitches and Sport England, Taylor Wimpey have agreed that 2 Hectares will be provided and the configuration of the sports pitch will be agreed during the determination of the application. Taylor Wimpey will be providing the land only and CBC will be responsible for delivering the sports facilities.

5. Planning Policy Context

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2. Material considerations include the National Planning Policy Framework (NPPF), Planning Practice Guidance and the development plan, comprising all the development plans documents and the neighbourhood plan (if made).
- 5.3. At the local level, the CBC's Development Plan comprises:
- Core Strategy (adopted 2008, amended 2014)
 - Emerging Local Plan Section 1 - Strategic Plan for North Essex (adopted 2021)
 - Site Allocations DPD (adopted 2010)
 - Development Policies DPD (adopted 2010, amended 2014)
 - Proposals Maps (adopted 2010)
 - Affordable Housing SPD (adopted 2011)
 - Wivenhoe Neighbourhood Plan (Adopted 2019)
- 5.4. The formal adoption of the Section 1 Local Plan by CBC has the effect of replacing, in part, a number of the strategic policies contained within the Core Strategy. The current adopted Plan will be replaced, in full, on the formal adoption of Section 2 of the Local Plan which contains further specific local policies and proposals.

National Planning Policy Framework

- 5.5. At the heart of the NPPF (2018) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both the plan-making and decision-taking process.

- 5.6. This means approving development proposals that accord with the development plan without delay, and where there are no relevant development plan policies, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development. As follows (Paragraph 11):
- *Approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or*
 - *The policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.7. The NPPF footnote relating to paragraph 11 sets out what is considered by 'out-of-date'. The footnote states: *"This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."*
- 5.8. A key objective of the NPPF is to significantly boost the supply of homes to ensure that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed.
- 5.9. NPPF paragraph 73 requires Local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies.
- 5.10. NPPF paragraph 13 states that Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies.



Housing Delivery Test

5.11. Housing Delivery Test 2020 demonstrates that CBC currently can demonstrate 113% delivery against its housing requirements (measured over the preceding three years), the Council's 2020 Housing Land Supply Annual Position Statement (May 2020) claims a surplus of 449 units of the 5-year housing land supply. A more recent appeal decision on 18th August 2020 (PINS Ref No. APP/A1530/W/20/3248038) confirms that Colchester Borough Council can demonstrate 5.15 years housing land supply. As such, the presumption in favour of sustainable development is not applied.

Colchester Core Strategy (adopted 2008, amended 2014)

5.12. The Core Strategy was adopted in 2008 and formally amended in July 2014 as a result of a review. The strategy establishes a long-term strategy to manage development, provide services, deliver infrastructure and create sustainable communities.

5.13. The Spatial Vision highlights that whilst the focus of new development will be on Colchester Town, Wivenhoe is one of three main district settlements which will accommodate about 1600 homes.

Colchester Development Policies DPD (adopted 2010, amended 2014)

5.14. The Colchester Development Policies DPD was adopted in 2010 and was also revised in July 2014 as a result of the Council's Focused Review of its Local Plan. The Development Policies DPD includes detailed policies across the key themes in support of the Core Strategy. It sets out the specific criteria against which planning applications for the development and use of land and buildings will be considered and provides local standards for the development of sites. The relevant detailed Development Policies are referred to in this Statement where relevant.

Colchester Site Allocations DPD (adopted 2010)

5.15. The Site Allocations DPD was adopted in 2010 at the same time as the Development Policies DPD. The site is not allocated in the Site Allocations DPD.

Emerging Local Plan Section 1 - Strategic Plan for North Essex (adopted 2021)

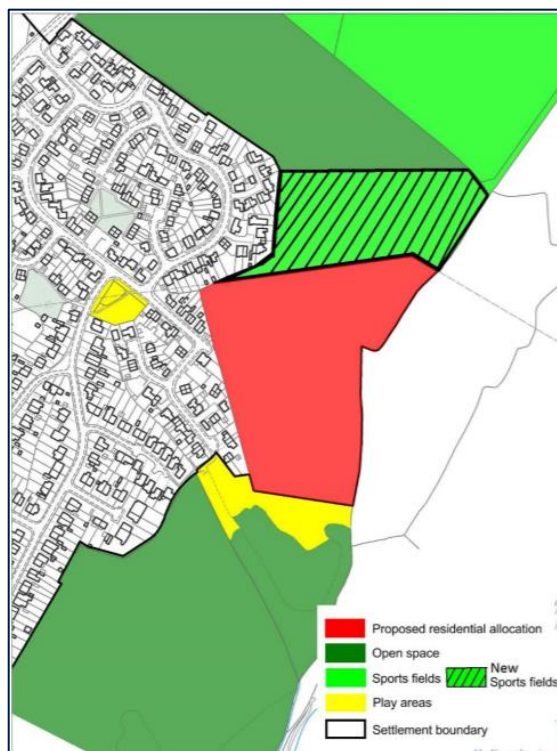
5.16. The Strategic Plan for North Essex was formally adopted by a decision at CBC's Full Council meeting on 1st February 2021. The Section 1 Plan includes policies for a Garden Community at Tendring / Colchester Borders. As set out above the formal adoption of the Section 1 in part replaces a number of the strategic policies contained within the Core Strategy and the adopted Local Plan will be replaced, in full, on the formal adoption of Section 2.

Wivenhoe Neighbourhood Plan

5.17. Wivenhoe Town Council adopted the Wivenhoe Neighbourhood Plan in 2019. The Plan conforms generally to the strategic policies and proposals of the Development Plan.

5.18. The site is allocated under Policy WIV29 of the Neighbourhood Plan as set out in **Figure 4.1** below.

Figure 4.1: Extract from Neighbourhood Plan: WIV 29 Allocation



5.19. The site allocation total 11.58 hectares and is allocated for a minimum of 120 dwellings subject to a number of conditions as follows:

- i. Minimum of 45 dwellings with one or two bedrooms
- ii. No more than 25 dwellings shall have four bedrooms or more
- iii. Dwellings should be designed for older residents or active retirees should preferably be built to the Lifetime Homes standard
- iv. 20% of all properties to be affordable housing
- v. it can be demonstrated that the development will not have a detrimental impact on wildlife, as evidenced through an appropriate wildlife survey;
- vi. vehicle access into the residential part of the site shall be provided from Richard Avenue;
- vii. 2 hectares of land to the northern part of the site adjacent to Broad Lane Sports Ground as indicated on Figure 35 shall be provided for additional sports pitches;
- viii. a dedicated footpath / cycleway along Elmstead Road to link up Broad Lane Sports Ground with the built-up part of Wivenhoe shall be provided;
- ix. a shared-use footpath and cycle track provided directly linking the development to the facilities at Broad Lane Sports Ground and linking with the public footpath to the south of the site;
- x. a contribution shall be paid towards the creation of a combined footpath/cycle track linking the new development to the public footpath (FP No. 14) from The Cross;
- xi. contributions towards open spaces, sports, recreational facilities and community facilities shall be required in line with Borough Policies current at the time any application for planning permission is made.



5.20. In broad terms the Town Council is accepting of the principle of new development but with a focus on ensuring that new housing meets a range of needs, as well as maintaining quality of life for existing residents. It states that housing in the Wivenhoe area will have a variety of choices, design and living styles that meet the needs of residents, including the elderly, and respect the scale and character of the existing environment.

Emerging Development Plan Documents

5.21. CBC is advanced in preparing a new Local Plan (2017 – 2033). As set out above, Section 1 is now adopted. The Examination in Public of Section 2 will open on 20th April 2021. Section 2 of the emerging draft Local Plan includes Policy SS16 which identifies the settlement boundary for Wivenhoe and notes that the Wivenhoe Neighbourhood Plan identifies sites for 250 new dwellings in Wivenhoe.

5.22. CBC is also consulting on Affordable Housing SPD between January and March 2020. This notes that allocations within the Emerging Local Plan are expected to comply with Emerging Policy DM8 which requires 30% affordable housing. This SPD will replace the adopted Affordable Housing SPD.

Essex Design Guide

5.23. The Essex Design Guide (2018) provides detailed design advice on the layout, design and spatial principles of new residential and mixed use development. The EDG version used by CBC is the 1997 edition and the recent 2018 version is used as a reference guide to help create high quality places with an identity specific to its Essex context.

6. Planning Considerations

5.1 This section of the Planning Statement provides justification in support of the planning and design approach, with reference to the planning policy framework and material considerations set out in the previous sections.

Principle of Development- Delivery of New Housing

5.2 National, regional and local planning policy seeks to secure sustainable patterns of development and regeneration through the efficient re-use of previously developed land, and through concentrating development in accessible locations. This is encapsulated in the presumption in favour of sustainable development set out in the NPPF, which states that proposals which accord with the development plan should be approved without delay (paragraph 11).

5.3 The proposals comply with the three pillars of sustainability outlined in the NPPF under Paragraph 8 as follows:

- **Economic Sustainability** – The proposed development will deliver economic growth through the construction of 120 dwellings. The construction phase of this scheme will support the creation of new job opportunities, and once complete, the population generated by the occupation of homes will help local business in terms of direct and indirect local spend. Over the lifetime of the development there will be employment opportunities associated with the upkeep and maintenance of the wider development.
- **Social Sustainability** – The development of the site will introduce a mix of new homes, supported by social infrastructure including significant public open space alongside a new shared footpath and cycle way and private amenity space provision to support the proposed homes. The proposed scheme includes the provision of affordable housing (24 units) designed to be safe, inclusive to support residents' health and social well-being. In addition, Taylor Wimpey will be providing land for the new sports pitches and contributions toward social/community infrastructure via the Section 106.
- **Environmental Sustainability** – The proposed scheme makes effective use of the site and delivers a density of homes compliant with Local Plan standards and reflective of the surrounding area alongside the provision of the allocated public open space as SANG land and promotes sustainable modes of

transport via the new cycle way and footpath. The layout also introduces significant landscaping improvements and an attenuation basin. All new dwellings are compliant with high standards of energy and water efficiency. The proposal protects the Local Wildlife Site on the eastern part of the site, and incorporates ecological mitigation and enhancement measures. The majority of existing trees will be retained and protected, and new soft landscaping will provide new trees.

- 5.4 With regard to housing, paragraph 59 of the NPPF identifies measures to ‘...boost significantly the supply of housing...’ and states that Local Plans should meet the objectively assessed need for housing in local authority areas. As set out above, Colchester’s 5 year housing requirement is 5,659 dwellings in accordance with adopted Section 1 Policy SP4’s housing target of 14,720 over the plan period. Colchester’s Annual Housing Land Supply Statement (May 2020) currently deliver supply 6,108 dwellings providing up to 5.4 years of deliverable housing land and therefore the presumption in favour of sustainable development is not applied. That said, given the allocated nature of the site, the granting of planning permission would demonstrate deliverability of 120 dwellings which are accounted for in the housing numbers which set the policy target.
- 5.5 As mentioned above, the site is allocated under Policy WIV29 of the Neighbourhood Plan identified for the delivery of a minimum of 120 homes. Which the scheme accords with. As a result of this allocation, the principle of delivering this number of new homes here was accepted by CBC in pre-application meetings and in other stakeholder and public engagement undertake by the applicant pre-submission.
- 5.6 Therefore, the principle of development of the site is compliant with relevant development plan policies and is wholly acceptable.

Residential Mix

- 5.7 The NPPF recognises at paragraph 60 that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic trends, market trends and the needs of different groups should be provided.
- 5.8 At the local level, adopted Core Strategy Policy H3 states that all development should be inclusive and accommodate a diverse range of households. It states that proposals should be guided by an appraisal of community context and housing need. The SHMA 2015 sets the change required for the size of market housing required within each tenure noting that CBC requires the following mix:

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



- 1-bed: 2.2%
- 2-bed: 26.1%
- 3-bed: 47.5%
- 4-bed: 4.2%
- 4+ bedroom houses: 5%

5.9 In addition to this, part i Neighbourhood Plan Policy WIV29 requires the proposals to provide a minimum of 45 dwellings to be one or two bedrooms and part ii requires no more than 25 of the dwellings to be four bedrooms.

5.10 In full accordance with the Neighbourhood Plan, this proposal seeks permission for the following overall housing mix.

Dwelling Size	Total	Percentage
2-bed house	46	38.4%
3-bed house	49	40.8%
4-bed house	25	20.8%
Total	120	100%

Private Units

5.11 This application seeks permission for the following proposed housing mix for the private units:

Dwelling Size	Total	Percentage
2-bed House	29	30%
3-bed House	44	46%
4-bed House	23	24%
Total	96	100%



5.12 The private mix provides a good mix of new homes, and accords within the specific site requirements set out in the site allocation Policy WIV 29. Taylor Wimpey has also considered their market intelligence alongside the SHMA with regards to the provision of 1 bed units and units larger than 4 bed, which concluded that for this site that these unit sizes wouldn't be appropriate.

Affordable Mix

5.13 There is no prescribed mix for the affordable units set out in Policy. The following mix will be delivered for the affordable units.

Dwelling Size	Affordable Units	Percentage
2-bed house	17	70.8%
3-bed house	5	20.8%
4-bed house	2	8.4%
Total	24	100%

Mix Summary

5.14 Throughout pre-application stages, details of the proposed quantum, distribution and mix of housing have been discussed with CBC and the Town Council. Given that the housing mix is wholly compliant with Neighbourhood Plan allocation the housing mix is therefore considered fully acceptable.

Affordable Housing Statement

5.15 In accordance with the requirements of the Affordable Housing SPD this section details out the affordable housing provision proposed.

5.16 The NPPF does not set any specific policy requirements in relation to affordable housing, but requires local planning authorities to ensure that their policies meet the full, objectively assessed needs for market and affordable housing.

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



5.17 Adopted Core Strategy Policy H3 which seeks to secure a mix of housing types and tenures and Policy H4 requires the provision of 20% affordable housing in new housing schemes. Part iv of Neighbourhood Plan Policy WIV29 requires 20% of all properties to be affordable or that percentage relevant in policy at the time of the application being submitted. Now adopted Stage 1 Local Plan does not replace adopted Core Strategy H4 (as per Appendix A of the Stage 1). The emerging Section 2 Policy DM8 seeks 30% of new dwellings to be delivered as affordable housing.

5.18 Given that Section 2 Policy DM8 is not yet adopted, the application is therefore to be considered against the 20% Policy target as per the clarification in Neighbourhood Plan regarding target at the point of submission.

5.19 The adopted and emerging Affordable Housing SPG states that the affordable housing mix should be no less than 80% affordable rented and no more than 20% intermediate.

5.20 The affordable housing provision across the site, will be provided as follows:

Dwelling Size	Affordable Rent	Shared Ownership	Total
2-bed house	9	8	17
3-bed house	4	1	5
4-bed house	2	0	2
Total	15	9	24

5.21 The proposal delivers a tenure split of 63:37 in favour of Affordable Rent, which is a departure from the adopted and emerging Affordable Housing SPD. Nevertheless, the tenure split is considered wholly appropriate in meeting an identified need for a higher proportion of rented accommodation in CBC whilst also meeting the need for shared ownership housing. The digression, has allowed for all of the affordable units being provided being capable of occupation by families of various sizes, which meets a specific need identified in the Council's most recent SHMA December 2015 update (Table 5.13), in particular the higher provision of 2 bed units. The tenure split has been discussed with a number of Registered Providers prior to commencing their formal tender

process. The tenure split has been considered acceptable by the providers which have expressed an interest. On the basis of the above the affordable housing provision is considered to accord with prevailing policy requirement, namely Policy H3 which seeks to secure a mix of housing types and tenures.

Residential Density

- 5.22 The NPPF encourages new proposals for residential development to optimise the capacity of sites in a manner that is compatible with the use, intensity, scale, character, the grain of the surrounding area and the size of the site.
- 5.23 At a local level, Core Strategy Policy H2: Housing Density states the Borough Council will seek housing densities that make efficient use of land and relate to the context. New developments must enhance local character and optimise the capacity of accessible locations.
- 5.24 Policy WIV29 states that 4.06 hectares of the land is suitable for the erection of a minimum of 120 dwellings of mixed typologies. This equates to a minimum density of 30 dwellings per hectare for the residential land allocated on the site.
- 5.25 The proposed development will have a residential density of 34 dwellings per hectare (dph) with 120 dwellings on only 3.5 hectares of land. The scheme has slight increase in density against the baseline set by the Neighbourhood Plan. This minor departure is nominal as the proposal is to be provided on a smaller area of land than the neighbourhood plan allows for.
- 5.26 It is considered that the proposed density is acceptable as more land is given over to public open space, which is a benefit to the scheme and surrounding area.

Design Approach

- 5.27 The NPPF requires the delivery of well-designed places, it affords the whole of Chapter 12 to this matter. Paragraph 124 sets out: “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.



5.28 Adopted Development Policies DPD Policy DP1 provides an overarching design and amenity policy which requires development to be of high standards and avoid unacceptable impacts on amenity. It also requires proposals to demonstrate social, economic and environmental sustainability. Six main areas are addressed in policy:

- i) respecting and enhancing the character of the site and its surroundings;
- ii) using layout to ensure pedestrian, cycle and public transport priority;
- iii) protecting existing amenity;
- iv) creating safe and secure environments;
- v) respecting or enhancing the landscape;
- vi) incorporating necessary infrastructure and services, including sustainable drainage systems, and
- vii) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

5.29 Adopted Development Policies DPD Policy DP12 relates to standards for new housing, setting out criteria for achieving high standards for design, construction and layout. Where criteria is silent, reference to the Essex Design Guide should be made.

5.30 Neighbourhood Plan Policy WIV29 sets out specific design requirements for the site, in terms of site capacity, site layout dwellings standards, access, and landscaping matters.

Layout

5.31 The proposed layout has been based on the land uses areas set in the Neighbourhood Plan allocation. The scheme allocates land for residential development, open space and sports pitches and play areas to the south (outside the application boundary).

5.32 The area allocated for residential development is defined by the constrained nature of the site. The scheme is divided by a no-build zone, for safety, created by a line of pylons through the middle of the site. The northern boundary of the residential area of the neighbourhood plan allocation roughly runs along the pylons. The allocation does not consider this no-build zone or the requirement for surface water drainage easement running along the south western boundary and to the rear of the existing properties in Richard Avenue and Henrietta

Close, and the attenuation basin required in the south eastern part of the residential area and the Root Protection Zone along the eastern boundary. As such, once these constraints are considered, the developable area as per the neighbourhood plan cannot deliver the minimum 120 units with the mix requirements as required by the plan.

- 5.33 In response to this, the residential area of the scheme will extend north of the pylons in order to provide the minimum number of dwellings. This approach has been discussed with officers and key stakeholders, and it is understood why these adjustment has had to be made. In addition, the size of the residential area proposed is smaller than the allocation allows for, 3.5 hectare versus allocation for 4.06 hectares, which is considered to be a positive response to the constraints that the site has presented.
- 5.34 To ensure that the re-positioning of the residential area is wholly appropriate, Taylor Wimpey appointed technical support. ARC have undertaken a Landscape Visual Impact Assessment (LVIA) to assess the impact of the proposed development on the landscape. The LVIA considered that the effects have been assessed as moderate and adverse at year one reducing over time as the benefits of the open space are established. This assessment is considered to be wholly acceptable from a planning perspective, and the impacts effects would lessen over time.
- 5.35 The site is accessed from Richard Avenue on the western boundary and turns almost immediately into the site to make efficient use of the land allocated for residential. The proposed scheme will be laid out in a perimeter form with a Primary Street running east-west through the middle of the site connecting with shared surface roads and private drives that lead to the outer edges. The perimeter form will provide the opportunity for natural surveillance of the undefended space along the side and rear of the existing properties, as well as creating a continuous “public face” for the scheme.
- 5.36 The scheme also proposes a new shared footpath and cycle way runs to the rear of the existing houses and through the open space, forming part of the link around the east side of the town that is created in the Neighbourhood Plan. The proposed layout provides a clear and legible network of streets.
- 5.37 The approach to the site layout is in accordance with prevailing policy, including the Neighbourhood Plan.

Scale

- 5.38 The proposed scheme seeks to reflect the scale of the surrounding area which is largely uniform. The area comprises two storey detached and semi-detached houses.
- 5.39 The majority of the dwellings within the proposed scheme also comprise of two storey detached and semi-detached houses, laid out to enclose the street and highlight the route through the site. The scheme also limits single storey development to garages and 1 No. Bungalow required for M4(3) compliance, whilst a small proportion of 2½ storey properties are introduced to add height and variation to the street scene in selected locations where they will become a feature. Detached houses are grouped around mews courts and bungalows that create gaps and variation in the roof scape and street scene.
- 5.40 The scale is considered wholly appropriate and is in accordance with prevailing policy.

Appearance

- 5.41 The appearance of the proposed scheme is influenced by the character of the surrounding area of Northern Wivenhoe. The proposed scheme will create a transition between post-war, suburban streets seen in the residential dwellings along Richard Avenue to the west of the site and the open land uses and countryside that enclose the town to the north and east of the site. Traditional building forms using aesthetic features such as pitched roofs, projecting porches, brickwork detailing and varying window styles have been incorporated into the proposed dwellings.
- 5.42 The proposed materials are traditional and includes variation in facing bricks, roof tiles and other finishes, enlivened by boarding, render, bay windows, a detailed roofscape, chimneys and door canopy detailing. Subtle variations between materials and their boundary treatments are employed across the site.
- 5.43 The approach to the site appearance is in accordance with prevailing policy.

Residential Quality

- 5.44 NPPF Paragraph 127 requires developments to be inclusive, accessible, promote health and wellbeing, with a high standard of amenity for existing and future users.

Privacy

- 5.45 The Essex Design Guide requires development to protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook and back-to-back spaces. The Design Guide requires habitable rooms located at the rears of neighbouring properties to have a minimum spacing of 25m, and 15m minimum between new homes and rear boundaries to existing gardens.
- 5.46 In terms of privacy, all of the units have been sensitively designed. All houses are provided with private gardens to the rear, separating the properties from one another where back-to-back or back-to-side relationships are proposed, avoiding the creation of un-neighbourly relationships and preventing any overlooking of habitable rooms.

Accessible and Adaptable Dwellings

- 5.47 Development Policies DPD Policy DP12 (2014) and the Neighbourhood Plan refers to compliance with Lifetime Homes for accessibility and the Affordable Housing SPD 2011 states that wheelchair homes will be requested in accordance with need. However, the revised Building Regulations 2015 Part M supersedes Lifetime Homes, with Part M4(2) being the nearest equivalent. Planning authorities cannot refer to Lifetime Homes or their own wheelchair standards.
- 5.48 In addition, Part vi of emerging Policy DM12 requires a minimum of 10% of market housing and 95% of affordable housing to meet Building Regulations 2015 Part M4 (2) accessible and adaptable standards and 5% of affordable homes to be Part M4 (3)(2)(b) wheelchair user standards.
- 5.49 The proposed scheme dwellings are designed in accordance with current best practice contained in BS8300:2018 (Design of an accessible and inclusive built environment) and Building Regulations Approved Document M (2016 edition).
- 5.50 All of the proposed affordable housing will meet Part M4 (2) Building Regulations and 47 (49%) of the market housing will too. One affordable unit will also meet Part M4 (3) Building Regulations.

5.51 The proposed provision is in accordance with the emerging policy with regards to accessible and adaptable dwellings and is therefore acceptable.

Internal Space Standards

5.52 All of the proposed affordable housing units meet Nationally Described Space Standards (NDSS) and 25 of the market units meet NDSS.

Amenity Space

5.53 The Essex Design Guide provide standards for residential units, stating that 1-2 bedroom houses should provide 50sqm of private amenity space, and 3+ bedroom houses should provide 100sqm.

5.54 Adopted Policy DP16 and Emerging Policy DM19 requires all new residential development to provide private amenity space to be of a high standard, where the siting, orientation, size and layout make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context. All private amenity spaces shall be designed so as to avoid significant overlooking. The Policy requires a minimum of 50 sqm for 1 and 2 bedroom houses, 60 sqm for 3 bedroom houses and 100 sqm for 4 bedroom houses and a minimum of 25 sqm for flats to be provided communally.

5.55 All houses proposed are provided with private amenity space in the form of a garden to the rear protected by a lockable gate. The gardens will be provided as follows:

- 2 bed: between 51 sqm and 65sqm;
- 3 bed: between 62 sqm and 84sqm;
- 3bed: between 102 sqm and 145sqm;

5.56 It is considered that all garden sizes proposed are of sufficient size and quality to provide meaningful and useable private amenity space. In addition, the public open space proposed to the north of the site would be in close proximity to all of the proposed units.



5.57 The private amenity space therefore accords with policy requirements which will ensure of a high quality amenity provision.

Summary

5.58 Overall, the quality of the residential accommodation proposed is considered to be of high quality and will provide homes for a range of occupiers, with sufficient amenity for future residents.

Landscaping

5.59 The NPPF requires landscaping to contribute towards making developments visually attractive (paragraph 127). Core Strategy Policy SD2 requires development to provide the necessary open space to meet community needs arising from proposals and support the wider community.

5.60 As established, the proposed development incorporates: private amenity spaces, allocated open space (to be identified as SANG) and an extension of the sports pitches to the north of the site, in addition to a significant amount of landscaping across the residential element of the scheme.

5.61 Andrew Hastings Landscape consultants has prepared a robust landscaping strategy to support the application. The strategy will ensure that all areas of landscaping are attractive.

Residential Area

5.62 As set out in the design approach section above, the scheme is led by the physical constraints of the site. A linear park follows the alignment of the overhead pylons which splits the residential area in two parcels. This in turn provides more dwellings with a view of the open aspect over the landscaped area of public open space to the north.

5.63 The proposal seeks to preserve the setting of existing trees on the site edges by creating a buffer of landscaping defining a clear boundary between the proposed dwellings and the surrounding built-up area of the town, protecting the existing landscaping and creating a distinct setting for the new homes.



5.64 The hard and soft landscaping within the proposed residential area creates the setting for the buildings and highlights the public realm on the street frontages, through the traffic-free route around the eastern side of the town and in the new open space as an integral part of the appearance of the proposed development.

5.65 Areas for informal children’s play will be available in the public open space.

Public Open Space

5.66 The proposed development will include the delivery of a significant area of high quality public open space to the northern part of the site, in accordance with policy aspirations it will be accessible to the surrounding area and occupiers of the new homes. This new area of public open space will be designated as Suitable Alternative Natural Green Space (SANG), to overcome recreational pressures on designated landscape sites.

5.67 This area will be generously planted with native trees and shrubs, new native hedgerows, diverse grassland/meadows as diverse grassland/meadows with grass paths and retain existing features such as the woodland to the west. The setting will provide a high-quality space presenting opportunity for recreation, socialising and relaxation and ultimately creating a sense of place for the new community and neighbouring properties.

5.68 The space will be accessible to all existing and future residents with a new footpath and cycle path and a new access created in the western line of hedging and will incorporate new planting to enclose the edges.

5.69 The designated Local Wildlife Site on the eastern part of the site will be newly accessible although no works are proposed and it does not form part of this application.

5.70 The approach to public open space wholly accords with the prevailing policy requirements.

Land for Sports Pitches

5.71 The Neighbourhood Plan allocation requires the provision of 2 hectares of sports pitches, the scheme incorporates 2 hectares for this in accordance with Policy WIV 29 requirements. Following discussions with CBC, Town Council, Wivenhoe Football Club, Wivenhoe Tempest Football Club, Essex University, and Wivenhoe Tennis Club, Taylor Wimpey have agreed that the configuration of the sports pitch will be agreed

during the determination of the application. Taylor Wimpey will be providing the land only to CBC, which will be secured via the Section 106 Agreement, whoever then takes the land will be responsible for delivering the pitches.

5.72 The approach for enabling sports pitches is in accordance with the Neighbourhood Plan.

Summary

5.73 The Landscaping Strategy and Masterplan prepared by Andrew Hastings Landscape Consultants demonstrates that the landscaping which will be provided, will be high quality and will meet the objectives of the Neighbourhood Plan. The Design and Access Statement also detailed how the scheme complies with the Building for Life assessment in section 5 of the DAS.

Transport and Parking

5.74 Paragraph 108 of the NPPF states that in assessing specific applications for development, it should be ensured that:

- Appropriate opportunities to promote sustainable transport modes can be, or have been taken up, given the type of development and its location
- Safe and suitable access to the site can be achieved for all users; and
- Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.75 At the local level, Development Policies DPD Policy DP17 promotes enhanced accessibility for sustainable modes of transport by giving priority to pedestrians, cyclists and public transport. The Neighbourhood Plan allocation sets out site specific requirements for access, cycle and footpath links.

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



Layout/Access

- 5.76 The site is accessed from Richard Avenue in the south western corner of the site. The proposed highway layout and access is shown on the enclosed Design and Access statement by JCN Architects and it is assessed in the Highways Strategy plan prepared by Stormor.
- 5.77 The scheme also proposes a new shared footpath and cycle way which runs to the rear of the existing houses and through the open space, forming part of the link around the east side of the town that is created in the neighbourhood plan. It also provides a future connection point into the land to the south. The proposed layout provides a clear, understandable network of streets.
- 5.78 The layout of the proposed development has been designed to ensure safe and ease of access and movement for all users, including pedestrians and cyclists.
- 5.79 The proposal meets the requirements of the Neighbourhood Plan in this regard.

Car Parking

- 5.80 In terms of the level of car parking proposed, Development Policies DPD Policy DP19 refers developers to the Planning Officers Association (EPOA) Vehicle Parking Standards which was adopted by the Council as a Supplementary Planning Document (SPD). For residential uses, the standards require a minimum of 1 car parking space should be provided for each 1-bedroom dwelling or 2 car parking spaces for each dwelling of 2 or more bedrooms, in addition to 0.25 spaces per dwelling for visitors.
- 5.81 The proposed parking provision is detailed below:

Dwelling Type	Parking	Requirement	Provision
2+ bed	2 spaces	240	240
Visitor	0.25 spaces	30	30
Total		270	270

- 5.82 The proposed parking provision for the residential dwellings complies with the standards set out above.

Cycle Parking

5.83 In terms of cycle parking, Development Policies DPD Policy DP19 states cycle parking will be required for all developments. As such, all units will be provided with secure cycle parking, including lockable sheds and garage or carports which will provide cycle parking.

5.84 As established, the scheme incorporates a shared cycle way and footpath through the site. Together both these measures promote sustainable modes of transport in line with the prevailing policy framework.

Trip Generation

5.85 The Transport Assessment prepared by Stormor demonstrates that the proposed development is expected to result in an increase in traffic during peak morning 67 movements and evening hours of 67 movements. This is not surprising given the undeveloped nature of the site. Given the scale of the development and anticipated impact, with reference to the NPPF, the likely residual cumulative impact of the development is not considered to be 'severe'.

Construction

5.86 Details associated with the construction phase traffic are being considered by Taylor Wimpey. An appropriately worded condition can be attached to the decision notice should planning permission be granted to secure these measures.

Refuse Storage & Collection

5.87 The Essex Design Guide sets out the requirements of new development with regard to waste collection. Refuse collection will be made only from those dwellings within 25m of an adopted road local operatives may have different criteria.

5.88 The layout has a considered the collection of refuse and recycling. Provision has been made for the convenient storage as well as appropriate access for refuse vehicles. The principles of the refuse strategy are:



- for houses, refuse stores will be conveniently located for residents – with a paved area provided in rear gardens for the storage of refuse and recycling bins;
- access is provided from stores in gardens to collection points without going through their house – all houses have direct access to rear gardens; and
- residents will bring refuse bins to the front of their property on collection days;

5.89 The scheme has been designed to accommodate safe and efficient access and egress for the necessary vehicles, including refuse vehicles. This is shown on the Refuse Tracking drawings prepared by Stormor and enclosed with The Transport Assessment.

5.90 It is considered that the refuse strategy complies with the guidance set out in the Essex Design Guide.

Summary

5.91 It is clear from the above that the proposed development will deliver high quality access, parking and waste management as required by the Development Plan, the Essex Design Guide. In addition, the scheme will promote sustainable modes of transport in accordance with the Neighbourhood Plan allocation.

Air Quality Assessment

5.92 NPPF paragraph 181 looks for opportunities to improve air quality and to mitigate impacts. Development Policies DPD Policy DP1 seeks all development be designed to a high standard, avoid unacceptable impacts on amenity, and demonstrate social, economic and environmental sustainability.

5.93 In support of this application, Ardent have prepared an Air Quality Assessment to assess potential air quality impacts associated with the proposed residential development.

5.94 The impact of additional emissions associated with the development and on future residents on local air quality has been assessed and is considered not significant and no mitigation measures are required. The assessment considered that there is the potential for dust and PM10 impacts during the construction phase.

The assessment suggested a range of mitigation measures for the construction phase, which can be secured via an appropriately worded planning condition.

- 5.95 The assessment concluded that with the above mitigation measures in place, the impacts during construction will be not significant. Overall, it is concluded that there are no air quality constraints to the proposed development.
- 5.96 Given the above, the proposed development accords with the guiding principle of the NPPF and the development plan.

Ecology and Trees

- 5.97 NPPF chapter 15 concerns the conservation of the natural environment, specifically the protection and enhancement of biodiversity, and minimising impacts. Development Policies DPD Policy DP21 supports development proposals where acceptable ecological surveys are provided and schemes that will conserve or enhance the biodiversity value of sites incorporating features and habitat creation. The Policy will only be supported proposals which conserve or enhance biodiversity and value of greenfield and brownfield sites and minimise fragmentation of habitat. As explained above, the eastern part of the site is part of the non-statutory designated Wivenhoe Cross Pit Local Wildlife Site (LoWS).

Ecology

- 5.98 An Ecological Impact Assessment and Habitat Regulation Assessment have been prepared by SES and is submitted as part of this submission.
- 5.99 A number of surveys including detailed botanical, bat, bird, reptile and mammal surveys have been undertaken at the site between April 2020 and February 2021. The surveys demonstrate that the site supports a foraging/commuting bat assemblage of local to district value, a breeding and wintering bird assemblage of local value, and a low population of grass snake of site value. Hedgehogs are also known to be present on site. Mitigation and enhancement measures are proposed for these species, including precautionary working methods, retention and protection of existing habitats and new habitat creation.

5.100 The proposed scheme will not include any development on the LoWS on the eastern part of the site. Due to relatively low value of existing habitats on the wider site, there is opportunity to deliver measurable net gain through the implementation of a wildlife friendly landscaping scheme.

5.101 Through implementing the recommended mitigation and enhancements including sensitive layout design (retaining boundary habitats where possible), a wildlife friendly landscaping scheme, sensitive practices/management during construction and occupation (detailed via a CEMP and BMES), it is considered that any significant negative impacts from the proposed development upon protected and notable habitats and species will be fully mitigated in line with relevant wildlife legislation and national and local planning related to biodiversity for the site will be achieved.

5.102 It is therefore considered the scheme will provide suitable biodiversity measures that accords with the development plan.

Trees

5.103 Haydens Arboricultural Consultants have undertaken a tree survey on to assess the condition of the existing trees on this site. The tree survey confirmed that there are 23 individual trees, 15 groups of trees, 4 areas of trees and 7 hedges on the site. It advises that these features were found to be of mixed condition and age providing a variety of amenity benefits.

5.104 All of the existing trees and hedgerows are on the edge of the site. The survey recommended that the siting and design of the layout considers the presence of trees, particularly the highest quality, and where feasible seeks to incorporate them within any proposed development.

5.105 The report findings has informed the proposed layout of the scheme by retaining the existing trees on the edge of the land and using them to define the outer edges of the site, forming a focus for a new area of public open space that stretches north from the new homes. The existing belt of trees and hedges on the eastern side of the site will separate the new homes from the land that is already designated as a Local Wildlife Site. Existing trees on the western side will also be retained as part of the setting of the scheme.

5.106 It is therefore considered the scheme is wholly appropriate in this regard.

Flooding and Drainage

- 5.107 Paragraph 148 of the NPPF sets out that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk. Development Policies Plan Policy DP20 states that developments will only be supported where it can be demonstrated that the proposal meets requirements in PPS25 (Development and Flood Risk), recommendations in Colchester's Strategic Flood Risk Assessment (SFRA), and includes satisfactory flood defence measures or flood mitigation measures such as Sustainable Drainage Systems (SuDS) to minimise the risk of increased flooding both within the development boundary.
- 5.108 Colchester's SFRA was adopted in August 2016 and it demonstrates the flood risk and vulnerability information from the SFRA, and that the Sequential Test, and where necessary the Exception Test, has been applied.
- 5.109 The site is located in Flood Zone 1, at low risk from flooding. The principle of residential and other development on the site is considered acceptable through the allocation of the site in the Neighbourhood Plan.
- 5.110 A Flood Risk Assessment has been prepared by Stormor and submitted with this application. The assessment considered that the site would not be at risk of flooding from fluvial sources, sewers, groundwater, or artificial sources. It also outlines the principles of a drainage strategy which includes an attenuation basin in the south east corner of the residential area.
- 5.111 There is a public surface water sewer running adjacent to the eastern site boundary which connects to a 610mm diameter public surface water sewer to the south east of the site. There are public foul water sewers within Henrietta Close and Richards Avenue, to the west of the site. These sewers connect to the pumping station at the southern end of Henrietta Close. The proposed surface water drainage strategy for the site demonstrates a system of SuDS and attenuation features to provide sufficient storage to avoid flooding within the site during the 1 in 100 year storm event + 40% allowance for climate change. Details of Surface and Foul Water drainage strategy is provided in the FRA produced by Stormor alongside the Foul Sewage and Utilities Assessment.
- 5.112 The site will therefore not be at risk of flooding or increase the flood risk to others as a result of the proposed development.

Archaeology

5.113 Section 16 of the NPPF specifies that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.114 Development Policies DPD Policy DP14 states that it will not permit development that will adversely affect important archaeological remains and that Archaeological Evaluations will be required for proposals related to or impacting on the archaeological sites.

5.115 In support of the application at the site an Archaeological Assessment has been prepared by RPS. The Assessment has considered a low potential at the Site to contain Palaeolithic, Mesolithic, Neolithic or Bronze Age remains, a low-medium archaeological potential for settlement or landscape features of Iron Age and Roman date, a low potential for settlement activity of the Anglo-Saxon to post-medieval periods and a moderate potential for agricultural remnants of medieval to modern date. Aerial photographs suggest the possible presence of former enclosure ditches and former post medieval field boundaries as cropmarks within the southern zone of proposed residential development.. If prove to be of archaeological derivation they, and any other archaeological remains that may be present would most likely be of a local significance only.

5.116 Overall, given the Site's limited Archaeological potential, it is considered unlikely that the proposed development of the site would impact upon any significant archaeological assets which might preclude the development of the Site.

5.117 Given the above, the proposed development accords with the guiding principle of the NPPF, Development Policies DPD Policy DP14.

Health Impact Assessment

5.118 Promoting healthy communities is one of the core principles of the NPPF. Paragraph 91 states that planning policies and decisions should aim to achieve healthy places which enable and support healthy lifestyles.



5.119 Development Policies DPD Policy DP2 sets out that all development should be designed to help promote healthy lifestyles and avoid causing adverse impacts on public health. It goes on to state that Health Impact Assessments (HIA) will be required for all residential development in excess of 50 units.

5.120 In accordance with Policy DP2 an HIA has been prepared by Hodkinsons and is submitted in support of the application at the site. This concludes that the proposed development will benefit from features in its design, and its location, that will positively influence the health of the occupants as well as to local residents. It is also not considered to have any significant adverse impact on the provision of healthcare or educational facilities within the local or wider area.

5.121 This Planning Statement demonstrates that the proposed scheme has been designed with full consideration to the health and wellbeing of existing and future residents. The scheme has been designed to provide a high quality, healthy place which will enable and support healthy lifestyles, including through the provision of a significant amount of new social infrastructure, including, land for sports pitches, public open space and landscaping. The scheme is therefore considered to be compliant with the national and local planning policies and guidance identified above.

Statement of Community Involvement

5.122 CBC adopted a Statement of Community Involvement (SCI) within their Local Development Plan in September 2018 and was updated in July 2020 to provide information on adaptation made to consultation arrangements to address Covid-19 issues.

5.123 The SCI summarises the public consultation process which has been undertaken for the proposed scheme thus far. The applicant held a public consultation event on 8th February 2021 on a webinar where the design team were present to answer any queries from members of the public. The proposed scheme was generally well received and the applicant has since sought to address any concerns received at the public consultation. At the event, the applicant provided responses in relation to design, affordable mix, green space, sports facilities and transport impact. Full details on the public exhibition can be found in the Statement of Community Involvement, prepared by Rock Kitchen Harris which accompanies this application.

5.124 A number of meetings have been held to update them on the emerging and latest scheme proposals and to discuss any comments or concerns which have mainly related to the landscaping proposals and pedestrian and cycle infrastructure.

5.125 The applicant also held a meeting with stakeholders of the Sport Pitches to the north of the site on 15th February 2021, groups included CBC, Town Council, Wivenhoe Football Club, Wivenhoe Tempest Football Club, Essex University, and Wivenhoe Tennis Club.

5.126 Full details of the consultation process are contained within the Statement of Community Involvement submitted in support of the planning application.

Planning Obligations and Community Infrastructure Levy

5.127 Paragraph 54 of the NPPF states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

5.128 Paragraph 56 of the NPPF goes on to state that planning obligations must only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

5.129 Further guidance on planning obligations is contained within the PPG. The tests are also contained within legislation at Regulation 122 of The Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

5.130 At the local level, Development Policies DPD Policy DP3 states that Where appropriate, planning obligations through Section 106 agreements will continue alongside or in place of CIL and standard charges will be implemented with details set out in Supplementary Planning Documents.

5.131 Policy DP3 states that the Council intends to develop proposals to implement a Community Infrastructure Levy (CIL). However at present, CBC presently does not have an adopted CIL Charging Schedule.

5.132 Neighbourhood Plan Policy WIV29 requires contributions towards open spaces, sports, recreational facilities and community facilities.

Draft Heads of Terms

5.133 In addition to the wide range of planning benefits that the proposed development will deliver, it is anticipated that an appropriate package of Section 106 contributions may be negotiated and agreed with the Council in accordance with the statutory tests contained at Paragraph 56 of the NPPF and Regulation 122 of The CIL Regulations and the overall viability of the proposals.

5.134 It is anticipated that the Head of Terms may include:

- Affordable Housing;
- Early Year & Childcare Contribution;
- Primary Education Contribution;
- Secondary Education Contribution;
- Highways Works;
- Essex RAMS Contribution;
- Public Open Space to be designated a Suitable Alternative Natural Greenspace; and
- Monitoring Fees.

5.135 The applicant would welcome further discussions on the above as soon as possible.

7. Conclusion

7.1. This Planning Statement has been prepared in support of a full application submission to CBC by Taylor Wimpey for the development of the Land behind Broadfields, Wivenhoe ('the site'), known as site allocation WIV29 in the Wivenhoe Neighbourhood Plan.

7.2. This submission seeks full planning permission for the following development proposals:

“Residential development comprising the construction of 120 residential dwellings (Use Class C3), public open space, landscaping and associated infrastructure”

7.3. The proposed development will result in a number of key planning benefits, including:

- The development of an allocated site will contribute towards meeting identified housing targets;
- Delivery of 120 high quality new homes;
- Creation of new job opportunities during the construction phase of this scheme
- An appropriate mix of unit sizes, types, accessibility and tenure, including 20% affordable homes for affordable rent and shared ownership, a minimum of 45 dwellings with one or two bedrooms and no more than 25 bedrooms with four bedrooms;
- High quality residential dwellings which accord with design standards;
- All houses will benefit from their own private amenity space which will be of an appropriate size;
- Provision of a significant area of new public open space, including the provision of 2 hectares of land for new sports pitches;
- Significant planting and landscaping across the site and wider site to protect and encourage wildlife and biodiversity;
- Provision of vehicular access from Richard Avenue;

Planning Statement

Land Behind Broadfields – Wivenhoe

Taylor Wimpey UK Limited



- All dwellings provided with dedicated parking and cycle parking provision;
- Provision of new pedestrian and cycle routes which also lead to the new sport pitches and with future connection points beyond the site;
- The architecture and materials will reflect the character and appearance of the wider area;
- A package of financial and non-financial planning obligations will be negotiated with the Council.

7.4. This Statement has assessed the material considerations arising from the proposals against the NPPF and the prevailing planning policy framework and has demonstrated that the scheme complies with the relevant national and local planning policy and guidance, namely the Neighbourhood Plan. We therefore respectfully request that this reserved matters application is approved.