

4 THE PROPOSED DEVELOPMENT



The Harding Group are proposing a residential development on this site, and have prepared two layouts for your consideration this evening.

Option A

This is a 12 dwelling scheme, which comprises:

- 9 x 4 bedroom houses; and
- 3 x 5 bedroom houses.

This scheme would not provide any affordable dwellings (subject to discussions with Braintree District Council); an off site affordable housing contribution would be preferred, subject to agreement with Planning Officers during the application process.

Access into the site would be from the north, via Brent Hall Road. The scheme proposed would provide a policy compliant level of parking spaces and amenity space, with a small area of public open space provided to the rear of the site.

Boundary planting will be reinforced with new planting, which would provide opportunities for ecological enhancements on site.

Consideration has yet to be given to the design of the dwellings, pending discussions later this month with Design and Conservation Officers at Braintree District Council, however Essex Vernacular would be preferred.

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Option B

This is a 20 dwelling scheme, which comprises:

- 2 x 2 bedroom affordable houses;
- 6 x 3 bedroom affordable houses;
- 4 x 2 bedroom houses;
- 5 x 3 bedroom houses;
- 1 x 4 bedroom house; and
- 2 x 5 bedroom houses.

The Local Plan confirms that development should create sustainable, inclusive and mixed communities by providing a mix of house types and size at an appropriate density for the area, which reflects local need. Local Policy also requires 30% affordable housing within rural areas.

It is considered that this layout would comply with these Local Plan requirements, with the housing mix shown reflective of the Council's Strategic Housing Market Assessment 2014.

This layout would allow for a larger area of public open space, with landscaping, access and parking following the principles from Option A.

We would welcome your views on which option – or a mixture of both – would be preferable to the Village.

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Why is the site available for development?

- The Harding Group have purchased this site, having identified the site as being a suitable location for residential development. The site is private land with no public access and is therefore available for development.
- The site has been previously assessed as part of the Strategic Land Availability Assessment for the new Local Plan which considered the site to be suitable for development.
- Finchingfield offers a ranges of services, including a convenience store, petrol station, tea rooms, restaurant, public houses, a doctors surgery, pre-school, primary school and village hall. The village also benefits from the Guildhall museum and library, church, recreation ground, football club and a village hall which hosts a number of activities. All of the above would be within reasonable walking distance from the application site.
- The Harding Group would deliver housing over the next 24 months.

What does Planning Policy say about the development of the Site?

- The site is located outside of the Development Boundary and, therefore, within the countryside. The District Council's most recent 5 Year Supply Assessment was published in January 2018 and confirms that the District Council has a shortfall of 1,079 dwellings in its supply.
- The National Planning Policy Framework (NPPF), which sets out the Governments expectations for the delivery of housing, sets out a presumption in favour of granting planning permission in circumstances of a shortfall in the five year supply of housing, even in locations such as Finchingfield, unless there are adverse impacts, which would significantly and demonstrably outweigh the benefits. The local planning authority will be required to demonstrate this process has been followed should it decide to grant planning permission.

Key Benefits Of The Proposed Development to Finchingfield

The NPPF identifies the Governments recognised benefits of delivering housing but at the local level this may include:

- Local jobs for the duration of the build programme and the spin off local expenditure within the village and jobs created;
- Increase in local household spending and demand for services which will enhance and maintain existing local services, such as within the Post Office, Tea Rooms and Village Hall. The increased population could provide the potential for new services within the village;
- New Housing could meet local needs, including the provision of affordable and new market homes to support family connections allowing younger generations to remain within the village and enabling new residents to join the village ensuring its future vitality;
- Additional social benefits associated with the growth of an existing settlement include supporting the services in nearby villages; and
- Opportunity for the Parish to draw down on money from the New Homes Bonus for reinvestment in the community as a result of the delivery of the proposed new homes.

