

**TOWN AND COUNTRY PLANNING ACT 1990**

**(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT 2004)**

# **Statement of community involvement**

Version: *FINAL*

Proposal: Application for outline planning permission for the erection of 18 dwellings including provision of access road, car parking and residential amenity, and communal open space, with all matters reserved for subsequent approval except for means of access and layout.

Applicant: Rocol Estates Ltd

Site: Grange Paddock, Ickleton Road, Elmdon Essex CB11 4GR

Date: December 2022

**Jon Durbin Associates Ltd  
5, Yeomans Court  
Ware Road  
Hertford  
SG13 7HJ**

© Contents may not be used, or released to any third party,  
without prior written consent of Jon Durbin Associates Limited.

## 1.0 Background

- 1.1 This statement accompanies an application for planning permission for the erection of 18 new dwellings and ancillary facilities on land to the northeast of Ickleton Road, Elmdon, Essex.
- 1.2 The National Planning Policy Framework states at para 40: *".....encourage any applicants (for planning permission) who are not already required to do so by law to engage with the local community....."*
- 1.3 Furthermore para 132 states *" Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."*
- 1.4 Furthermore, the Planning Practice Guidance (PPG) states: *" Pre-application engagement with the community is encouraged where it will add value to the process and the outcome."* (010 Reference ID: 20-010-20150326)
- 1.5 Therefore, whilst not compulsory, the applicant has followed this advice and sought to involve local people in developing this planning application.
- 1.6 In doing this, the applicant has had regard to the Royal Town Planning Institute's Good Practice Guide no1, Guidelines on Effective Community Involvement and Consultation
- 1.7 With this in mind, the applicant has sought to involve the local community in its preparation of the details of this submission.
- 1.8 The applicant recognises that, in the absence of an up to date local plan, many communities are concerned about a piecemeal approach to the bringing forward of development sites. To help allay those concerns, the applicant has enthusiastically sought to work with the residents of Elmdon to develop the details of this application *before* it is formally submitted to the Planning Inspectorate.
- 1.9 The applicant has listened to and taken note of the feedback received in this process. Whilst it is acknowledged that some residents may feel strongly opposed to any development on this and other sites on the edge of the settlement, it is considered that, in the absence of a local plan, the applicant and other developers have little choice but to bring forward sites such as Grange Paddock. The scheme that has now been developed will make a lasting positive contribution to the village, including supporting its services and providing a

significant number of affordable dwellings for local residents, and their children and grand-children.

- 1.10 Also, the previous planning decisions on this site, combined with the feedback from the local community, has led to the detailed layout now before the council. The proposed layout has a distinct character to reflect the general layout of existing dwellings in the village.

## **2.0 Community Involvement**

- 2.1 In early 2022, the applicant approached Elmdon Parish Council to seek advice on how best to inform local people of these proposals and their input into the design of the scheme.
- 2.2 The Parish Council recommended that a presentation be made one weekday evening and should include the applicant's draft proposals for the siting and layout of the development.
- 2.3 The agreed date was Friday 17<sup>th</sup> June 2022. The applicant put up a number of posters in the village to invite all local residents and representatives of the applicant also attended. Display boards were set up and informal discussions took place with local people and their representatives. The display boards also included the applicants first proposals for the scheme.

## **3.0 The responses to the draft proposals**

- 3.1 A summary of comments made is as follows:
- Strong objections to the principle of developing on this site;
  - the speed of traffic on the main road particularly at the bend was a strong local concern;
  - the access should be re-sited at the eastern end of the site
  - affordable housing was very much supported and welcomed as part of the proposals;
  - most attendees recognised that there was a clear demand for new housing, both market and affordable housing;
  - scheme should include significant landscaping to help mitigate impact.

- 3.2 The applicant has carefully considered these comments. This has not resulted in a significant change to the broad and layout pattern of the development now proposed. However, the applicant has carefully reviewed the access position and is able to relocate this to the eastern end. This is reflected in the plans that are now submitted.
- 3.3 With regard to concerns about speed of traffic on the main road, the application now includes a comprehensive Transport Statement to demonstrate that a safe vehicle access to the site is achievable.
- 3.4 The applicant is willing to consider proposals for detailed contributions to support existing local facilities.

#### **4.0 Conclusion**

- 4.1 The applicant has followed best practice guidance and engaged in a proportionate way with the local community to seek input into the details of the planning application now under consideration.
- 4.2 This has resulted in the provision of changes to the layout and details of the scheme, and the inclusion of relevant supporting information.

END