

STATEMENT OF COMMUNITY INVOLVEMENT

As part of the process leading up to the formal planning submission, there has been informative correspondence, as detailed below, issued to the Parish Council, sitting Members and residents within the locality (0.5 miles), detailing the nature of the proposals, thus enabling a greater timeframe to consider and comment on the proposals as part of the consultation process post submission.

In addition, comprehensive public consultation will be undertaken for further site specific comments which in turn will inform the detailed design elements of the scheme as part of any reserved matters submissions.

Copy of Correspondence:

PROPOSALS FOR NEW HOMES: LAND TO THE WEST OF CLATTERBURY LANE, CLAVERING, ESSEX.

BAYA Group on behalf of E&A Securities, are preparing a planning application for residential development on Land to the West of Clatterbury Lane, Clavering.

SITE:

The site comprises a parcel of land, extending to approximately 1.26 hectares (3.11 acres).

The land is bounded to the north by a cluster of commercial units, known as Jubilee and Britannica Works, and a residential scheme. The overflow car park and 'Cricketers' pub is to the east, a mix of existing commercial premises with associated hardstanding and grassland to the east/south and agricultural land to the west. The site is well screened with mature hedges and trees forming all four boundaries with the existing site access located in the north west corner of the site.

The site sits outside of, albeit part immediately abuts the defined settlement boundary, within the jurisdiction of Uttlesford District Council.

Clavering is a sustainable village location, with a number of amenities, including 2 no. public houses, village hall, primary school, NISA supermarket and post office, all within walking distance of the site. In addition, public transport routes are located in close proximity, providing connectivity to the adjacent settlements and wider road and rail network.

PROPOSALS:

- The proposals for the site will comprise an Outline Planning Application, with all matters reserved except access, for up to 28 Dwellings (Class C3)
- 40% affordable housing, in line with Local Policy
- Mix of Housing to Meet Local Needs
- Areas of Open Space
- Design & Access Statement that accords and follows the principles set out in the Uttlesford Design Council District Wide Design Code (31 May 2023), to Ensure a High-Quality Development
- Biodiversity Enhancements
- Improved Pedestrian Connectivity
- Financial Contributions Towards Local Services / Amenities



The planning submission will be accompanied by a full suite of supporting information / reports in collaboration with the professional consultant team, which includes a Planning Statement, Design & Access Statement, Arboricultural Impact Assessment, Landscape Visual Impact Assessment, Landscaping Strategy, Ecological Impact Assessment, Archaeological Assessment, Heritage Impact Assessment, Flood Risk Assessment, Drainage Strategy, Transport Statement and Noise Report, to address all relevant considerations.

As part of the design evolution process, all matters have been explored to limit any harm / visual impact on the locality, whilst providing significant benefits in terms of the provision of much needed housing of different types / tenures, connectivity improvements, financial contributions for the enhancement / improvement of local facilities as well as providing economic benefits during the construction phase.

COMMENTS:

The preparation of a planning application is underway and following submission, as part of the process, there will be a consultation period where comments are invited on the proposals, which in turn will be considered as part of the decision-making process.

Furthermore, a full public consultation will be undertaken to inform the detailed design elements of the scheme as part of any reserved matters stage.