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Mr David Gill  
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13/565  
VIA THE PLANNING PORTAL

Dear David,

**CRAYLANDS ESTATE AND FORMER FRYERNS SCHOOL – ‘BEECHWOOD WEST’**

**SUBMISSION OF RESERVED MATTERS APPLICATION FOR PLOTS 22-29,30, 56-58, 77-80.**

Iceni Projects Limited ('Iceni') have been instructed by Swan New Homes Limited ('Swan') to submit details reserved by planning permission 16/00898/OUT (granted on 22<sup>nd</sup> March 2017) for the redevelopment of the Craylands Estate and Former Fryerns School site in Basildon. Planning application 16/00898/OUT secured planning consent for the following:

*“Re-development to provide up to 587 dwellings and 5,424 sqm of commercial floorspace with associated means of access, car parking, landscaping and other associated works and improvements*

*Full planning permission sought for 8.78ha comprising the north phase for up to 96 residential dwellings (use Class C3), associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements; and the central phase for a landscaped community hub area.*

*Outline planning permission sought on 21.4ha comprising the south phase (13.9ha) for up to 205 residential dwellings (use Class C3) and associated access, landscaping, car parking and infrastructure works; central west phase (0.39ha) for up to 5,424 sqm of flexible floorspace (Use Classes A1-A5, B1, C3, D1, D2) with associated means of access, open space / landscaping, car parking and infrastructure works (all matters reserved); and the west phase for up to 251 residential dwellings (use Class C3), and associated access, landscaping, car parking and infrastructure works with all matters reserved with exception to appearance”.*

The enclosed submission provides further information secured by conditions 28, 29 and 30 relating to the West Phase of the development.

**a. Planning Condition 29 – West Phase Proforma**

Planning approval 16/00898/OUT permitted 251 custom build plots within the West Phase of the development; all of which were approved in 'outline', however with matters relating to access, layout, scale and landscaping approved. As such, the only remaining 'reserved matter' relates to 'appearance' in order to facilitate a level of customisation for each dwelling / plot. In order to facilitate and control future reserved matters submissions, a Design Code, Plot Restrictions Matrix and series of floorplans and elevations were approved under 16/00898/OUT. Furthermore, Planning Condition 29 was included which stated:

*“Prior to the commencement of the relevant above ground works for each plot(s) in West Phase A and West Phase B in accordance with Drawing PL\_033 'Site Layout' (or any subsequent update agreed with the Local Planning Authority), approval of the outstanding reserved matters ('appearance') shall be obtained from the Local Planning Authority in writing. The reserved matters submission should be made in accordance with the approved Reserved Matters Proforma as required by Condition 28”.*

Under Planning Condition 28, a West Phase Reserved Matters Proforma has been approved (ref. 17/00506/COND) with the following 11 columns covering:

1. Plot Type
2. Ground Floor Plan
3. First Floor Plan
4. Second Floor Plan
5. Elevation Code
6. Brick
7. Brick Accent Paint
8. Tile
9. Feature Window
10. Window Frame Colour
11. Plot Restrictions

To facilitate the part discharge of Condition 29, a reserved matters submission is enclosed for West Phase Development Plots 22-29,30, 56-58 and 77-80. These proposals accord with the Design Code approved under references 18/00219/NMABAS and 20/00481/NMABAS, and the accompanying Beechwood West Plot Restrictions Matrix. Accordingly, please find enclosed the following for consideration:

- Condition 29 – Cover Letter
- Condition 29 – Application Form
- Site Location Plan – Drawing PL001
  
- Reserved Matters Proforma for Plot 022
- Plot 022 Location Plan (BDW-PTE-10-022-00-DR-A-82022)
- Plot 022 Ground Floor Plan (PL\_254\_A)
- Plot 022 First Floor Plan (PL\_236\_A)
- Plot 022 Proposed Elevations (PL\_344\_B)
  
- Reserved Matters Proforma for Plot 023
- Plot 023 Location Plan (BDW-PTE-10-023-00-DR-A-82023)
- Plot 023 Ground Floor Plan (PL\_233\_B)
- Plot 023 First Floor Plan (PL\_235\_B)
- Plot 023 Proposed Elevations (PL\_318\_B)
  
- Reserved Matters Proforma for Plot 024
- Plot 024 Location Plan (BDW-PTE-10-024-00-DR-A-82024)
- Plot 024 Ground Floor Plan (PL\_250\_A)
- Plot 024 First Floor Plan (PL\_252\_A)
- Plot 024 Proposed Elevations (PL\_336\_B)
  
- Reserved Matters Proforma for Plot 025
- Plot 025 Location Plan (BDW-PTE-10-025-00-DR-A-82025)
- Plot 025 Ground Floor Plan (PL\_250\_A)
- Plot 025 Proposed Elevations (PL\_252\_A)

- Reserved Matters Proforma for Plot 026
- Plot 26 Location Plan (BDW-PTE-10-026-00-DR-A-82026)
- Plot 26 Ground Floor Plan (PL\_251\_A)
- Plot 26 First Floor Plan (PL\_252\_A)
- Plot 26 Proposed Elevations (PL\_339\_B)
  
- Reserved Matters Proforma for Plot 027
- Plot 027 Location Plan (BDW-PTE-10-027-00-DR-A-82027)
- Plot 027 Ground Floor Plan (PL\_259\_A)
- Plot 027 First Floor Plan (PL\_260\_A)
- Plot 027 Proposed Elevations (PL\_355\_B)
  
- Reserved Matters Proforma for Plot 028
- Plot 028 Location Plan (BDW-PTE-10-020-00-DR-A-82028)
- Plot 028 Ground Floor Plan (PL\_242\_A)
- Plot 028 First Floor Plan (PL\_244\_A)
- Plot 028 Proposed Elevations (PL\_328\_A)
  
- Reserved Matters Proforma for Plot 029
- Plot 029 Location Plan (BDW-PTE-10-029-00-DR-A-82029)
- Plot 029 Ground Floor Plan (PL\_239\_A)
- Plot 029 First Floor Plan (PL\_241\_A)
- Plot 029 Proposed Elevations (PL\_324)
  
- Reserved Matters Proforma for Plot 030
- Plot 030 Location Plan (BDW-PTE-10-030-00-DR-A-82030)
- Plot 030 Ground Floor Plan (PL\_245\_A)
- Plot 030 First Floor Plan (PL\_245\_A)
- Plot 030 Proposed Elevations (PL\_332\_A)
  
- Reserved Matters Proforma for Plot 056
- Plot 056 Location Plan (BDW-PTE-10-056-00-DR-A-82056)
- Plot 056 Ground Floor Plan (PL\_245\_A)
- Plot 056 First Floor Plan (PL\_247\_A)
- Plot 056 Proposed Elevations (PL\_332\_A)
  
- Reserved Matters Proforma for Plot 057
- Plot 057 Location Plan (BDW-PTE-10-057-00-DR-A-82057)

- Plot 057 Ground Floor Plan (PL\_239\_A)
- Plot 057 First Floor Plan (PL\_241\_A)
- Plot 057 Proposed Elevations (PL\_324)
  
- Reserved Matters Proforma for Plot 058
- Plot 058 Location Plan (BDW-PTE-10-058-00-DR-A-82058)
- Plot 058 Ground Floor Plan (PL\_242\_A)
- Plot 058 First Floor Plan (PL\_244\_A)
- Plot 058 Proposed Elevations (PL\_328\_A)
  
- Reserved Matters Proforma for Plot 077
- Plot 077 Location Plan (BDW-PTE-10-077-00-DR-A-82077)
- Plot 077 Ground Floor Plan (PL\_258\_A)
- Plot 077 First Floor Plan (PL\_260\_A)
- Plot 077 Proposed Elevations (PL\_354\_B)
  
- Reserved Matters Proforma for Plot 078
- Plot 078 Location Plan (BDW-PTE-10-078-00-DR-A-82078)
- Plot 078 Ground Floor Plan (PL\_250\_A)
- Plot 078 First Floor Plan (PL\_252\_A)
- Plot 078 Proposed Elevations (PL\_340\_B)
  
- Reserved Matters Proforma for Plot 079
- Plot 079 Location Plan (BDW-PTE-10-079-00-DR-A-82079)
- Plot 079 Ground Floor Plan (PL\_250\_A)
- Plot 079 First Floor Plan (PL\_252\_B)
- Plot 079 Proposed Elevations (PL\_336\_B)
  
- Reserved Matters Proforma for Plot 080
- Plot 080 Location Plan (BDW-PTE-10-080-00-DR-A-82080)
- Plot 080 Ground Floor Plan (PL\_254\_A)
- Plot 080 First Floor Plan (PL\_256\_A)
- Plot 080 Proposed Elevations (PL\_346\_B)

The enclosed a West Phase Proforma for each development plot seeks approval for 'appearance' on the basis of the approved plans. They should be read in accordance with the West Phase Design Code (Rev C); in particular Section 5 for details relating to brick, brick paint accent and window types and locations.

## **b. Handing**

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With regards to custom-build plots 22-27, 30, 56 and 58, the handed version of these houses will be constructed on site in line with the approved Layout Plan (PL\_033). It should be noted that the West Phase Design Code (Rev C) provides a single set of drawings for both the unhanded and handed versions of this house-type. No other changes will be made to these dwellings, they will just be mirrored so they match the site layout plan.

## **c. Material Considerations**

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In determining this reserved matter submission, the 'Reserved Matters Proformas' for West Phase Development Plots 22-29,30, 56-58 and 77-80 should be read in conjunction with the following documents as approved under planning application 16/00898/OUT (and subsequent amendments):

- West Phase A & B approved drawings as detailed at Condition 27 of Decision Notice 16/00898/OUT – as amended pursuant to S96A application refs: 18/00219/NMABAS and 20/00481/NMABAS;
- West Phase Design Code – as amended pursuant to S96A application refs: 18/00219/NMABAS and 20/00481/NMABAS; and
- West Phase Plot Restrictions Matrix.

The above ensures that the submission accords within the requirements of Condition 30 of planning consent 16/00898/OUT which requires all reserved matters application(s) relating to the appearance of a dwelling in the West Phase to demonstrate how it accords with the submitted Design Code and Plot Restrictions Matrix.

## **Summary**

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We trust that the information enclosed is sufficient to fulfil the requirements of planning conditions 29 and 30 in relation to West Phase Development Plots 22-29,30, 56-58 and 77-80 which is a requirement pursuant of planning permission 16/00898/OUT. The enclosed information demonstrates how the submission and details relating to appearance fully accord with the previously approved floorplans and elevations (Condition 27); the West Phase Proforma (Condition 28); and the approved West Phase Design Code and Plot Restrictions Matrix (Condition 29).

As you are aware, Swan New Homes Limited are keen to commence works on the West Phase at the earliest opportunity; and as such, we would welcome your early engagement regarding the determination of this application. Should you require any further information, then please do not hesitate to contact me (07775 784190 / [jwright@iceniprojects.com](mailto:jwright@iceniprojects.com)) or my colleague Lucy Howes (07921 172 616/ [lhowes@iceniprojects.com](mailto:lhowes@iceniprojects.com)). We look forward to hearing from you regarding the positive validation and determination of the application.

Yours sincerely,

*J. Wright*

Jon Wright  
SENIOR PLANNER