



Statement of Case

Construction of 4 affordable dwellings on land south of
Grimshall Farm, Southend Road, Billericay CM11 2RJ

Prepared for • Millen Homes Ltd
Prepared by • Ben Lowry

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1. Introduction	3
2. The Proposed Scheme	4
3. Addressing the Inspectors Comments	4
4. Sustainability	6
5. Conclusions	6

1. Introduction

1.1. The application seeks detailed approval of 4no affordable homes within the curtilage of Grimshall Farm, Southend Road, Billericay. The application seeks to address the matters raised by the Inspector in the dismissed appeal APP/V1505/W/23/3316578

1.2.The application proposes the construction of 4no affordable homes on a site located within the Metropolitan Green Belt adjacent to the settlement boundary on Previously Developed Land.

1.3. Basildon Borough Council currently can not demonstrate a 5 year Housing supply and a presumption in favour of sustainable development applies to all applications.

1.4. A Freedom of information request submitted to Basildon Council shows a need 1013 affordable dwellings in Billericay currently.

1.5. The scheme proposes to deliver 4 shared ownership units which accord with the NPPFs definition of affordable homes and 2 units will be suitable for disabled occupants.

2. The Proposed Scheme

2.1. The application is located within the defined curtilage of Grimshall Farm a grade II listed farmhouse.

2.2. The Application is submitted with the following documents and plans.

- Existing Site Layout Plan
- Location Plan
- Proposed Block Plan
- Existing elevations Grimshall Farm
- Proposed elevations
- Site Sections
- Tree protection plan
- Heritage Statement
- Tree Protection Plan

3. Addressing the Inspectors Comments

3.1. Overcoming Concerns on Habitats Sites Impact

3.2. The application now includes a comprehensive, legally binding agreement to secure contributions to the Essex Coastal Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) prior to the commencement of development. This proactive measure ensures that the development will not adversely impact the Blackwater Estuary Special Protection Area and Ramsar Site.

3.3. Addressing Character and Appearance Concerns

3.4. In direct response to the concerns raised regarding the development's impact on the character and appearance of the area, including the setting of Grimshill Farmhouse, Millen Homes Limited has undertaken significant design revisions. Our approach prioritizes harmony with the local context, heritage sensitivity, and landscape integration. The revised application incorporates the following key strategies:

- **Sympathetic Materials and Design:** The development now employs materials, building techniques, and architectural styles reflective of the local heritage. This careful selection ensures that the new dwellings are sympathetic to Grimshill Farmhouse and its surroundings, mirroring the aesthetic qualities and textures that characterize the local architectural vernacular.
- **Reduced Built Form and Respectful Layout:** The built form has been significantly reduced, and the layout reconfigured to respect the existing landscape. This design approach incorporates significant green spaces and retains existing natural features, thus maintaining and enhancing the rural character of the area. The introduction of a greater landscaping buffer further ensures the preservation of the area's visual quality and ecological value.
- **Minimised Visual Impact:** The revised plans feature a staggered arrangement for the proposed dwellings, specifically rendering plots 3 and 4 less visible from the main street scene. This strategic placement, combined with the reduced bulk of the buildings, minimizes the development's visual impact, ensuring that it complements rather than detracts from the setting of Grimshill Farmhouse.
- **Preservation of Sight Lines:** The positioning, orientation, and detailed design of the dwellings have been meticulously planned to minimize visual impact and preserve key sight lines. This consideration guarantees that the development respects the historic significance of Grimshill Farmhouse, avoiding any adverse effects on its setting.

4. Sustainability

4.1. Located adjacent to the settlement boundary the site is located close to public transport and is considered sustainably located to schools, shops and doctors.

4.2. The development will incorporate sustainable drainage methods with attenuation tanks to prevent flooding in downpours and SUDS surfacing on all parking areas and the estate road. Each dwelling will benefit from a rain water harvesting system that will supply water for non-potable applications such as toilets and garden watering.

4.3. Each dwellings energy usage will be supported by a 1.0KW solar panel system. This will help reduce the energy bills of future occupiers.

4.4. Electric vehicle charging points will be supplied to each dwelling further promoting sustainable forms of transport.

5. Conclusions

5.1. The application is compliant with the provisions of the NPPF para 149 (g) in relation to affordable housing in the GB and further more is enclosed on 3 sides by existing development meaning that built form is visible in this general location and the site would be considered to have a limited value to the openness of the green belt.

5.2. The delivery of 4 affordable dwellings would provide a social benefit to the community delivering low cost housing in an area with a substantial current need.

5.3. The site is sustainably located close to public transport and local shops. The dwellings will incorporate renewable energy measures and sustainable drainage.

5.4. The proposed development will provide a short term economic benefit to the local community during the construction period and therefore the application achieves all 3 overarching objectives defined in the NPPF and a presumption in favour should therefore apply.

M I L L E N · 

Millen Homes Ltd

Millen House
Old Chorleywood Road
Chorleywood
Rickmansworth
WD3 4EH