

Cubic 4 Limited

Residential development, Edney Common



We successfully argued that our clients' two-hectare former haulage depot site at Edney Common, just outside Chelmsford, should be removed from the greenbelt and allocated for residential redevelopment.

Through a Local Plan review and the subsequent introduction of a Core Strategy, we successfully promoted our clients' site as suitable for removal from the greenbelt to enable high quality residential redevelopment. As well as making sure the council's adopted Core Strategy advocated this option, we were also able to liaise closely with council officers to ensure that the site was identified in the emerging Site Allocations Development Plan Document.

At the same time, we submitted a planning application for a unique and attractive scheme of 19 new houses in a rural, semi-woodland setting. We worked particularly hard, with council officers, to bring forward a proposal in advance of the Site Allocations DPD's adoption. Our negotiations included a reduction in the number of affordable houses on site, on viability grounds.

During the application process we addressed numerous objections and overcame various concerns – providing mitigation where appropriate. The issues addressed included arboricultural, ecological, drainage and flooding concerns, as well as discussions about overall viability. The application received support from council officers and was approved in the spring of 2012.



Summary of achievements

- Detailed input at design team meetings
- Multiple pre-application meetings
- Preparation of the full planning application
- Provision of representations to emerging policy
- Management of the full consultant team
- Co-ordination and overseeing all supporting reports
- Responding to objections and provision of further justification

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