

Redrow Homes (Eastern)

Little Malgraves Farm, Bulphan, Thurrock



On behalf of Redrow Homes (Eastern), Planning Potential obtained planning permission in May 2019 under Section 73 for a revised residential development of 80 new homes. We worked collaboratively with Thurrock Council's Planning Officers to enable the timely delivery of the development, the parent permission of which included a new hospice.

The site benefited from earlier mixed-use planning permissions for a new hospice and residential development of 50, and then 80 dwellings. The delivery of a new hospice was a key determinant in the ability of the applications to demonstrate the Very Special Circumstances for development in the Green Belt to be supported. Upon purchasing the site, Redrow needed to obtain their own planning consent (under Section 73) to deliver their own housing product.

We worked closely with the design team to develop a Redrow 'plot substitution' scheme that would have no greater impact on the openness of the Green Belt than the extant permissions and worked with Planning Officers through pre-application meetings to ensure that the proposals could be supported in principle. We also coordinated the submission of a range of condition discharge applications and amendment applications to enable the prompt delivery of the development. Numerous matters required resolution prior to the commencement of development, and Planning Potential were responsible for the delivery of this workstream, coordinating with a wider technical and design team.

Summary of achievements

- Liaison with Local Planning Authority and coordination of pre-application discussions;
- Demonstrate compliance with the strict Green Belt planning policy;
- Full co-ordination and submission of the planning application and other minor planning applications;
- Continuous support to the architects throughout the process;
- Project management of the process and consultant team.

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