

# QUESTIONS AND STATEMENTS FROM THE PUBLIC

## TO THE PLANNING COMMITTEE ON 4<sup>th</sup> March 2025

### Item 6 - 23/01583/FUL & 23/01583/OUT - Strategic Growth Site 7A, Moulsham Hall Lane, Great Leighs, Chelmsford, Essex

#### Question from Mr D

Good evening Members,

I am here this evening representing the Site 7A applicants, Bellway Homes, Harrow Estates and Moulsham Hall Estates. The applicants would like to thank officers for their detailed report and presentation, which summarise the thorough assessment of the application, following its submission in October 2023.

Consideration of the application this evening is the culmination of approximately 4 years of work and collaboration between the applicants, officers and other stakeholders. The first major milestone was the approval of the Great Leighs masterplan in March 2023 and more recently the TSP site and Site 7B were also approved, subject to S106. The applicants are committed to working together to deliver these sites in a comprehensive manner, as required by the masterplan.

As you are aware, the proposals include up to 750 homes, including self-build homes, and a policy compliant 35% affordable housing provided on-site, which prioritises affordable rented homes. The mix of affordable rented homes will comply with the Council's Strategic Housing Needs Assessment 2023 mix.

Alongside the school, nursery, health centre and neighbourhood centre, a package of wider infrastructure improvements are also proposed, both on-site and off-site. On-site works include significant areas of landscaping, open space and walking routes. Off-site works include extensive highways and public realm works within the local area, to encourage pedestrian and cycle travel promoting increased permeability with the existing village.

Substantial CIL and S106 contributions are also agreed, providing funding to amongst others, schools, public transport, outdoor sports and open space provision.

The applicants are naturally pleased that officers recommend the application for approval, and we trust that you will support that recommendation this evening to enable this strategic site to move an important step closer to delivery stage and fulfilling the requirements of the Local Plan allocation.

Subject to securing your resolution this evening, the applicants are committed to working with officers to finalise the S106 agreement swiftly, in order to commence delivery of the first homes as soon as possible. As the applicants for Site 7A include

two national housebuilders who will each progress reserved matters applications, the rate of housing delivery on this site is likely to be accelerated.

Thank you for your time.