

# Land to the east of Braintree Road, Tye Green, Braintree, Essex



Image courtesy of edge Urban Design

## Appeal success for 35 dwellings at Tye Green, Braintree

### CLIENT

Rainier Developments Ltd

### LPA

Braintree District Council

### STATUS

Ongoing

### SERVICES

Planning, Strategic Communications, Expert Witness

### Our role

- The proposals involved the development of a greenfield site adjacent to the settlement boundary of Tye Green, in an authority area where there is a shortfall in housing land supply. The site is also subject to a Neighbourhood Plan which considered the site part of an Open Countryside Buffer Area, but is otherwise unconstrained.
- We were responsible for providing Planning and Strategic Communications services during the pre-application discussions, public consultation and the preparation of the planning application, with planning support throughout the life of the application.
- The application was initially refused by the authority due to the location outside of the settlement boundary, as well as the grounds of coalescence and design.
- We led and managed a successful appeal by way of a hearing against refusal of planning permission with planning and 5-year housing land supply witnesses, supporting a wider multi-disciplinary team including design and landscape witnesses.

### Results

- The development will provide up to 35 new homes, including market and affordable properties, in a sustainable location within the village of Tye Green and only a short distance from Braintree.
- The delivery of new homes in the area will help meet housing needs in a location where there is a proven shortfall in supply.
- The scheme includes a substantial area of public open space which exceeds the council requirements, providing a high-quality environment which will include extensive planting and ecological enhancements to achieve meaningful net-gain.