



**Phase 2**

PLANNING &  
DEVELOPMENT  
LIMITED

**Ref:** C14058/MW  
**Office:** 01376 329059  
**Email:** mwood@phase2planning.co.uk  
**Date:** 01/06/2022

FAO Kim Fisher-Bright  
Planning Department  
Castle Point Borough Council  
Kiln Road  
Thundersley  
Benfleet  
Essex  
SS7 1TF

Dear Kim,

**Re:** Full detailed planning application submission (Planning Portal ref: PP-11265933)

**Address:** Land at Brook Farm, Daws Heath Road, Daws Heath, Essex

**Proposal:** Construction 173 new dwellings including Public Open Space, Landscaping, Access, Drainage, Parking, Servicing, Utilities and all associated Infrastructure and ancillary Buildings

We have pleasure in enclosing a full detailed planning application seeking approval for the construction 173 new dwellings including public open space, landscaping, access, drainage, parking, servicing, utilities and all associated infrastructure and ancillary buildings on land at Brook Farm, Daws Heath Road, Daws Heath, Essex.

This detailed submission is made on behalf of Countryside Partnerships (Eastern Home Counties) hereafter referred to as the applicant.

### **Background**

In recent times the application site has been promoted through Castle Point Borough Council's draft new Local Plan process whereby the site was allocated for new residential development of up to 173 dwellings and associated development (ref: HO14) by the Pre-Submission Plan (2018-2033) (December 2019).

Prior to the submission of this full detailed planning application the applicant has engaged in detailed pre-application discussions with officers in respect of this detailed proposal for the site (Council pre-app ref: 22/0284/MAJPRE)

### **Submitted drawings and documents**

As part of this full planning application submission a full suite of architectural drawings have been provided as outlined below together with an Accommodation Schedule and other supporting documents as necessary in line with Castle Point Borough Council's Local Validation Checklist.

This includes a detailed Planning Statement including a Statement of Community Involvement, Affordable Housing Statement and S106 Heads of Terms. The submission also includes a Landscape and Visual Impact Assessment and Landscape and Open Space Strategy.

<b>Drawing Title</b>	<b>Drawing Ref:</b>
<b><i>Site Plans</i></b>	
Site Location Plan	001.02
Proposed Site Layout Plan	300.04
<b><i>Parameter Plans</i></b>	
Proposed Building Height Plan	310.01
Proposed Tenure Plan	311.01
Proposed Parking Plan	312.01
Proposed Housing Mix Plan	313.01
Proposed Back-to-Back Plan	314.01
Proposed Movement Plan	315.01
Proposed Garden Size Plan	316.01
Proposed Materials Plan	317.00
Proposed Refuse Strategy Plan	318.01
Proposed Boundary Treatments Plan	319.00
<b><i>House Types</i></b>	
Proposed 2-Bed Affordable Type A	320.00
Proposed 2-Bed Affordable Type B	321.00
Proposed 3-Bed Affordable Type A	322.00
Proposed 3-Bed Affordable Type B	323.00
Proposed 3-Bed Affordable Type C	324.00
Proposed 4-Bed Affordable	325.00
Proposed Affordable Flat Block A Floor Plans	326.00
Proposed Affordable Flat Block A Elevations	327.00
Proposed Affordable Flat Block B Floor Plans	328.00
Proposed Affordable Flat Block B Elevations	329.00
Proposed 2-Bed Bungalow Affordable	330.00
Proposed 3-Bed Bungalow Affordable	331.00
Proposed HT 301 Type A	332.00
Proposed HT 301 Type B	333.00
Proposed HT 305 Type A	334.00
Proposed HT 305 Type B	335.00
Proposed HT 1184	336.00
Proposed HT 309	338.00
Proposed HT 1002 Type A	339.00
Proposed HT 1002 Type B	340.00

Proposed HT 401 Type A	341.00
Proposed HT 401 Type B	342.00
Proposed HT 412	343.00
Proposed HT 419	344.00
Proposed HT 500	345.00
Proposed Single Garage	350.00
Proposed Double Garage	351.00
<b>Street Scenes</b>	
Proposed Street Scenes AA-CC	342.00
Proposed Street Scenes DD-GG	343.00

**Table 1: List of submitted architectural drawings.**

### **Planning application fee**

The appropriate planning application fee required for this submission (£39,865.20) has been paid direct to the Planning Portal in the first instance accordingly.

We trust that this full detailed planning application submission will be received positively and we look forward to receiving prompt confirmation of its validation shortly.

In the meantime please do not hesitate to contact

Yours sincerely

*Phase 2 Planning*

**Matthew Wood** BSc (Hons) MScTP MRTPI  
Director