



Stantec UK Limited
The White Building
1-4 Cumberland Place
Southampton
SO15 2NP
UNITED KINGDOM

11 September 2023

Our Ref: 18845/33313522900

Kathryn Williams
KEW Planning
c/o Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

Dear Kathryn

**OFFICERS' MEADOW, NORTH OF SHENFIELD
HYBRID PLANNING APPLICATION**

On behalf of Croudace Homes Ltd, I am delighted to submit a hybrid planning application for development at Officers' Meadow, north of Shenfield.

I can confirm we have submitted via the Planning Portal, as agreed, using the full planning application form, whilst detailing the description that the application is hybrid. As part of this process, we will pay the fee for the full element of the application (£63,495 + £64 Planning Portal admin). Once submitted, we will send (via BACS) the fee for the outline element of the application (£9,766) based on 2.1ha of safeguarded land for a school and early years nursery.

The description of development is as follows:

Hybrid planning application for 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure.

Full planning permission is sought for:

- 344 units including 35% affordable and 5% custom build
- approximately 11 hectares of functional and accessible open space including multiple areas for formalised play
- sustainable and legible movement routes in the form of footpaths and cycle routes
- primary access from the A1023 Chelmsford Road to the west
- secondary accesses from Alexander Lane to the south, and
- all associated landscaping, drainage and highways infrastructure.

Design with community in mind

Registered Office: Stantec UK Limited | Buckingham Court, Kingsmead Business Park, Frederick Place, London Road, High Wycombe HP11 1JU | Registered in England No. 01188070

Outline planning permission is sought for:

- the safeguarded land for a 2FE primary school and early years facility which is expected to be brought forwarded by Essex County Council

The following technical reports have been prepared to support the planning proposals:

Report	Consultant
Planning Statement (incl Affordable Housing Statement)	Stantec
Design and Access Statement	Finc Architects
Transport Assessment	SLR
Travel Plan	SLR
Ground Investigation Report	JNP Group
Flood Risk Assessment and Drainage Strategy	JNP Group
Landscape and Visual Impact Assessment	Stantec
Landscape and Biodiversity Management Strategy	Stantec
Ecological Impact Assessment	Aspect Ecology
Biodiversity Net Gain Assessment	Aspect Ecology
Arboriculture Impact Assessment	SJA
Woodland Management Plan	SJA
Veteran Tree Management Plan	SJA
Sustainability Statement	Stantec
Energy Strategy	Stantec
Lighting Strategy	Williams Lighting Consultants
Heritage Assessment	Albion Archaeology
Noise Assessment	Sharps Acoustics
Air Quality Assessment	M-EC
Utilities Assessment	Stantec
Education Report	EFM
Health Impact Assessment for whole R03 Allocation	Stantec
Statement of Community Involvement	Meeting Place

The application comprises the plans set out in the Appendix to this letter.

I can also confirm that the relevant notice has been served on all known owners of land / buildings that fall within the application boundary in accordance with Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

I trust that this information is sufficient to enable you to validate the application and look forward to receiving your confirmation of this in due course, but please do contact me if you require any further clarification.

Yours sincerely



JANE PIPER

Planning Director

STANTEC UK LIMITED

APPENDIX – OFFICERS’ MEADOW LIST OF APPLICATION PLANS AND DRAWINGS

Document	Reference
Site Layout	
Site Location Plan	22.1643.120A
Proposed Coloured Site Layout	22.1643.450P
Proposed Site Layout	22.1643.400P
Proposed Site Layout North	22.1643.401G
Proposed Site Layout South	22.1643.402G
Parameter Plans	
MATERIALS PLAN - SOUTH	22.1643.201. 2A
MATERIALS PLAN - NORTH	22.1643.201.1A
MATERIALS PLAN	22.1643.201A
GARDEN AREA PLAN NORTH	22.1643.203.1A
GARDEN AREA PLAN SOUTH	22.1643.203.2A
GARDEN AREA PLAN	22.1643.203A
AFFORDABLE PLAN	22.1643.204A
PARKING LAYOUT PLAN	22.1643.205A
STOREY HEIGHTS PLAN	22.1643.206A
CHARACTER AREAS PLAN	22.1643.207A
HOUSE TYPE DISTRIBUTION PLAN	22.1643.208A
PERMEABILITY PLAN	22.1643.209A
Streetscenes	
COLOURED STREET SCENES AA and BB	22.1643.350A
COLOURED STREET SCENES CC	22.1643.352
COLOURED STREET SCENES DD	22.1643.354A
COLOURED STREET SCENES EE	22.1643.356A
COLOURED STREET SCENES FF and HH	22.1643.358
COLOURED STREET SCENES GG	22.1643.360A
COLOURED STREET SCENES JJ	22.1643.362
Housetype	
HOUSE TYPE (A2708M)-V1-PLANS-ELEVATIONS	22.1643.500B
HOUSE TYPE (A2708M)-V2-PLANS-ELEVATIONS	22.1643.501B
HOUSE TYPE (A2708M)-V3-PLANS-ELEVATIONS	22.1643.502B
HOUSE TYPE (A2708M)-V4-PLANS-ELEVATIONS	22.1643.503B
HOUSE TYPE (A2708M)-V6-PLANS-ELEVATIONS	22.1643.504-1B
HOUSE TYPE (A2708M)-V7-PLANS-ELEVATIONS	22.1643.504-2B
HOUSE TYPE (A2708M)-V5-PLANS-ELEVATIONS	22.1643.504B
HOUSE TYPE (A3710M)-V1-PLANS-ELEVATIONS	22.1643.505A
HOUSE TYPE (A3710M)-V2-PLANS-ELEVATIONS	22.1643.506A
HOUSE TYPE (A3710M)-V3-PLANS-ELEVATIONS	22.1643.507A
HOUSE TYPE (A4715M)-V1-PLANS-ELEVATIONS	22.1643.510A
HOUSE TYPE (B2009M)-V1-PLANS-ELEVATIONS	22.1643.515A

HOUSE TYPE (B2009M)-V2-PLANS-ELEVATIONS	22.1643.516A
HOUSE TYPE (B2009M)-V3-PLANS-ELEVATIONS	22.1643.517A
HOUSE TYPE (B2013M)-V1-PLANS-ELEVATIONS	22.1643.520A
HOUSE TYPE (B3015M)-V1-PLANS-ELEVATIONS	22.1643.525A
HOUSE TYPE (B3015M)-V2-PLANS-ELEVATIONS	22.1643.526A
HOUSE TYPE (B3015M)-V3-PLANS-ELEVATIONS	22.1643.527A
HOUSE TYPE (B3016M)-V1-PLANS-ELEVATIONS	22.1643.530B
HOUSE TYPE (B3016M)-V2-PLANS-ELEVATIONS	22.1643.531B
HOUSE TYPE (B3016M)-V3-PLANS-ELEVATIONS	22.1643.532B
HOUSE TYPE (B3016M)-V4-PLANS-ELEVATIONS	22.1643.533B
HOUSE TYPE (B3017M)-V1-PLANS-ELEVATIONS	22.1643.535B
HOUSE TYPE (B3017M)-V2-PLANS-ELEVATIONS	22.1643.536A
HOUSE TYPE (B3017M)-V3-PLANS-ELEVATIONS	22.1643.537A
HOUSE TYPE (B3017M)-V4-PLANS-ELEVATIONS	22.1643.538A
HOUSE TYPE (B3017M)-V6-PLANS-ELEVATIONS	22.1643.539-1A
HOUSE TYPE (B3017M)-V5-PLANS-ELEVATIONS	22.1643.539A
HOUSE TYPE (F2004M)-V1-PLANS	22.1643.540A
HOUSE TYPE (F2004M)-V1-ELEVATIONS	22.1643.541A
HOUSE TYPE (F2004M)-V2-PLANS	22.1643.542A
HOUSE TYPE (F2004M)-V2-ELEVATIONS	22.1643.543A
HOUSE TYPE (F2004M)-V3-ELEVATIONS	22.1643.544-1A
HOUSE TYPE (F2004M)-V4-PLANS	22.1643.544-2A
HOUSE TYPE (F2004M)-V4-ELEVATIONS	22.1643.544-3A
HOUSE TYPE (F2004M)-V3-PLANS	22.1643.544A
HOUSE TYPE (F2005M)-V1-PLANS	22.1643.545A
HOUSE TYPE (F2005M)-V1-ELEVATIONS	22.1643.546A
HOUSE TYPE (F2005M)-V2-PLANS	22.1643.547A
HOUSE TYPE (F2005M)-V2-ELEVATIONS	22.1643.548A
HOUSE TYPE (G4031M)-V1-PLANS	22.1643.550B
HOUSE TYPE (G4031M)-V1-ELEVATIONS	22.1643.551B
HOUSE TYPE (G4031M)-V2-PLANS	22.1643.552B
HOUSE TYPE (G4031M)-V2-ELEVATIONS	22.1643.553B
HOUSE TYPE (G4032M)-V1-PLANS	22.1643.555B
HOUSE TYPE (G4032M)-V1-ELEVATIONS	22.1643.556B
HOUSE TYPE (G4032M)-V2-PLANS	22.1643.557B
HOUSE TYPE (G4032M)-V2-ELEVATIONS	22.1643.558B
HOUSE TYPE (S3019M)-V1-PLAN	22.1643.560A
HOUSE TYPE (S3019M)-V1-PLAN	22.1643.560A
HOUSE TYPE (S3019M)-V2-PLANS	22.1643.562A
HOUSE TYPE (S3019M)-V2-ELEVATIONS	22.1643.563A
HOUSE TYPE (S3019M)-V3-ELEVATIONS	22.1643.564-1A
HOUSE TYPE (S3019M)-V4-PLANS	22.1643.564-2A
HOUSE TYPE (S3019M)-V4-ELEVATIONS	22.1643.564-3A
HOUSE TYPE (S3019M)-V5-PLANS	22.1643.564-4A
HOUSE TYPE (S3019M)-V5-ELEVATIONS	22.1643.564-5A
HOUSE TYPE (S3019M)-V3-PLANS	22.1643.564A
HOUSE TYPE (S3020M)-V1-PLANS-ELEVATIONS	22.1643.565A
HOUSE TYPE (S3020M)-V2-PLANS-ELEVATIONS	22.1643.566A
HOUSE TYPE (S3020M)-V3-PLANS-ELEVATIONS	22.1643.567A
HOUSE TYPE (S3020M)-V4-PLANS-ELEVATIONS	22.1643.568A
Landscape	

Landscape Hard and Soft GA Plan: Overall	LN-LD-00
Landscape Hard GA Plan: Sheet 1 of 10	LN-LD-01
Landscape Hard GA Plan: Sheet 2 of 10	LN-LD-02
Landscape Hard GA Plan: Sheet 3 of 10	LN-LD-03
Landscape Hard GA Plan: Sheet 4 of 10	LN-LD-04
Landscape Hard GA Plan: Sheet 5 of 10	LN-LD-05
Landscape Hard GA Plan: Sheet 6 of 10	LN-LD-06
Landscape Hard GA Plan: Sheet 7 of 10	LN-LD-07
Landscape Hard GA Plan: Sheet 8 of 10	LN-LD-08
Landscape Hard GA Plan: Sheet 9 of 10	LN-LD-09
Landscape Hard GA Plan: Sheet 10 of 10	LN-LD-10
Landscape Soft GA Plan: Sheet 1 of 10	LN-LD-11
Landscape Soft GA Plan: Sheet 2 of 10	LN-LD-12
Landscape Soft GA Plan: Sheet 3 of 10	LN-LD-13
Landscape Soft GA Plan: Sheet 4 of 10	LN-LD-14
Landscape Soft GA Plan: Sheet 5 of 10	LN-LD-15
Landscape Soft GA Plan: Sheet 6 of 10	LN-LD-16
Landscape Soft GA Plan: Sheet 7 of 10	LN-LD-17
Landscape Soft GA Plan: Sheet 8 of 10	LN-LD-18
Landscape Soft GA Plan: Sheet 9 of 10	LN-LD-19
Landscape Soft GA Plan: Sheet 10 of 10	LN-LD-20
Planting Schedule and Notes	LN-LD-21
Typical Landscape Details	LN-LD-30
School Plaza Detail	LN-LD-40
Illustrative Landscape Masterplan	LN-LD-100
LBMS Plan	LN-LD-101
Open Space Typologies Plan	LN-LD-102
Landscape and Biodiversity Management Strategy	LN-LD-LBMS
Landscape & Visual Impact Assessment	LN-LP-LVIA
Landscape & Visual Impact Assessment Methodology	LN-LP-LVIA-M
Site Context Plan	LN-LP-01
Topography Plan	LN-LP-02
Landscape Character Plan	LN-LP-03
Site Appraisal Plan	LN-LP-04
Visual Appraisal Plan	LN-LP-05
Landscape and Visual Opportunities and Constrains Plan	LN-LP-06
Landscape Strategy Plan	LN-LP-07
Site Appraisal Photographs A-O (Winter)	LN-LP-SAP-W
Site Appraisal Photographs A-O (Summer)	LN-LP-SAP-S
Site Context Photographs 1-9 (Winter)	LN-LP-SCP-W_1
Site Context Photographs 10-18 (Winter)	LN-LP-SCP-W_2
Site Context Photographs 1-9 (Summer)	LN-LP-SCP-S_1
Site Context Photographs 10-18 (Summer)	LN-LP-SCP-S_2
Highways	
Highways GA Plan-P04	VD23856-VEC-S38-XXX-DR-CH-0250
Highways GA Plan-P04	VD23856-VEC-S38-XXX-DR-CH-0251
Highways GA Plan-P04	VD23856-VEC-S38-XXX-DR-CH-0252
Highways GA Plan-P04	VD23856-VEC-S38-XXX-DR-CH-0253
Proposed Site Access Roundabout	152080_A_01 Rev H
Swept Path - SDV	152080_A_01_AT01

Swept Path - Refuse Vehicle	152080_A_01_AT02
Swept Path - DB32 Fire Appliance	152080_A_01_AT03
Swept Path - Alexander Lane Bus	152080_AT_A01
Swept Path - Refuse Collection	152080_AT_C01
Swept Path - SDV	152080_AT_C02
Proposed Bus Stops South of Site Access	152080_PD08 Rev A
Proposed Relocated Bus Stops North of Site Access	152080_PD09 Rev A
Proposed Re-alignment of Alexander Lane	152080_PD11 Rev A
Wider Masterplan Footway-Cycleway Connections - Stonebond Land	152080_PD13 Rev A
Alternative Turning Head Northern End of Alexander Lane	152080_PD14 Rev A
Boadwalk Cross Section	152080_PD15
Proposed PRow Diversion	152080_PD16
Swept Path Analysis-P04	VD23856-VEC-S38-XXX-DR-CH-0270
Swept Path Analysis-P04	VD23856-VEC-S38-XXX-DR-CH-0271
Swept Path Analysis-P04	VD23856-VEC-S38-XXX-DR-CH-0272
Swept Path Analysis-P04	VD23856-VEC-S38-XXX-DR-CH-0273
Lighting	
Lighting Strategy	WLC654 -LSR-001-R2
Indicative Lighting Strategy Plan	WLC654-LS-001-R1
Indicative Lighting Strategy Plan	WLC654-LS-002-R1
Indicative Lighting Strategy Plan	WLC654-LS-003-R1
Indicative Lighting Strategy Plan	WLC654-LS-004-R1
Area Calculations	WLC654-LC-AC-001-R1