



Provision of 31 custom-build homes, including provision for off-site affordable housing

Greenwise Nurseries, Thurrock

Mr Mark Romero

ICENI PROJECTS - CASE STUDY

Iceni Projects successfully secured planning permission for a 31 custom-build homes in Vange, Thurrock.

The application site was allocated as Green Belt in the adopted Local Development Framework so required the preparation of a robust Very Special Circumstances case and referral of the planning application to the Secretary of State.

This was a first-of-its-kind in Thurrock and, therefore, the site has been promoted through the emerging Local Plan as well as through the pre-application process with Thurrock Council. This meant that when the application was submitted there were no objections from either statutory or non-statutory consultees. On this scheme it was also agreed with the Local Planning Authority that the scheme was best-placed to provide off-site affordable housing to be delivered directly by Thurrock Council.

Iceni Projects provided a strategic role in preparing the application – advising on planning, engagement, sustainable development, transport and design.

The outline planning application was accompanied by a comprehensive Design Code that was prepared by Iceni Projects. This restricts what can be built in terms of building heights, frontages, materials and other key design considerations. The scheme will also be controlled through the submission of reserved matters applications.

5 interesting facts about the project

1: A FIRST OF ITS KIND IN THURROCK

This scheme was the first custom-build scheme that has been approved in the Borough.

2: OFF SITE AFFORDABLE HOUSING

This scheme will provide a financial contribution towards off-site affordable housing in the Borough that will be delivered by Thurrock Council's award-winning affordable housing arm.

3: PUBLIC SUPPORT

Iceni Projects received a high level of interest in the scheme and the planning application received more letters of support than objection from local residents – something of a novelty for a greenfield scheme.

4: HIGH QUALITY DESIGN

The outline planning consent is supported by a Design Code which sets out certain design parameters whilst allowing an architecturally diverse scheme.

5: NATIONAL POLICY SUPPORT

The proposal is supported by the NPPF which states that planning authorities should plan for a mix of housing, and support people wishing to build their own homes - something which the Council did not comply with.

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