

PROPOSED RESIDENTIAL DEVELOPMENT

LAND OFF BRAIN VALLEY AVENUE, BLACK NOTLEY, BRAINTREE, ESSEX

Hourigan Planning is preparing an outline planning application on behalf of Nightingale Land in relation to a proposed residential development on land off Brain Valley Avenue, Black Notley, Braintree, Essex.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to an outline planning application being submitted. Comments received will be used to inform and refine the outline planning application before it is submitted to Braintree District Council.

Once the application is submitted, neighbours will have another opportunity to make representations directly to the Council.



Indicative Development Framework Plan





PROPOSED RESIDENTIAL DEVELOPMENT

SUMMARY OF PROPOSALS

- Potential to deliver up to 60 homes comprising a mix of 2 to 4 bedroom houses and bungalows.
- 40% (up to 24) of the homes will be genuine Affordable Homes.
- Around 70% of the site will remain undeveloped with significant areas of new open space and a new children's play area created.
- Existing trees and hedgerows are to be retained where possible and supplemented with significant areas of new planting.
- A proposed network of new footpaths throughout the site linking to new areas of green infrastructure and existing pedestrian infrastructure in the area creating a very accessible development.
- An opportunity to deliver biodiversity improvements, with the development delivering at least 10% Biodiversity Net Gain.
- As well as delivering affordable homes, the proposals would also include contributions to social infrastructure where necessary.
- All new homes will be energy efficient, and each home would also be provided with an electric vehicle (EV) charging point and cycle storage.
- The proposals will deliver a Sustainable urban Drainage Scheme (SuDS) to deal with surface water.
- This new scheme has been designed with a landscape-led approach and has sought to address the reasons for refusal of a scheme by a different promoter for up to 90 homes (reduced to up to 80 homes on appeal) in 2022.



HOW TO COMMENT

The consultation period will be open until midnight 11 January 2026

Further information is available to view on the Hourigan Planning website including an Indicative Development Framework Plan and a 'Frequently Asked Questions' Sheet - www.houriganplanning.com/consultations/

Please submit comments by post or email:

- ✉ hello@houriganplanning.com (using "Land off Brain Valley Avenue, Black Notley Consultation" as the subject line).
- ✉ Land off Brain Valley Avenue, Black Notley Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.