



NORTH ESSEX AUTHORITIES SHARED STRATEGIC (SECTION 1) PLAN

FURTHER HEARING SESSIONS, JANUARY 2020

INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

FURTHER RESPONSE ON BEHALF OF GALLIARD HOMES

MATTER 4 BUILD OUT RATES

1. *Would participants like to comment on:*

- a) *The Homes and Communities Agency's paper Notes on Build out rates from Strategic Sites (July 2013) submitted with the comments on EB/082 from GL Hearn on behalf of Andrewsfield New Settlement Consortium and Countryside Properties?*
- b) *The Lichfields blogpost Driving Housing Delivery from large sites: What factors affect the build out rates of large-scale housing sites? (29 October 2018) [EXD/057]*
- c) *The University of Glasgow Report Factors affecting Housing Build Out Rates (February 2008) appended to CAUSE's consultation response on EB/082?*

- a) Evidence that Galliard submitted to the recent Uttlesford Local Examination indicated a proposed trajectory of 300 homes per year to be achieved across the whole of the West of Braintree Garden Community. The HCA Paper supports such a figure and suggests that a build rate of this order is not uncommon on larger sites. For information we are attaching the Galliard 'Vision' that was presented to the Uttlesford Examination. This demonstrates a suggested build up of the development to the full garden community and it is consistent to provide it now as it has already been considered at the Uttlesford Hearings, but not previously by the NEAs.

As paragraph 8 of the HCA Paper explains,

'Evidence would suggest that forecast trajectories for the very largest sites (say 4,000 units +) may be in the range of 300-500 units pa'

In response to the formal public consultation, Galliard drew attention to the experience of Taylor Wimpey at its sites at Berryfields, Aylesbury and Great Western Park, Didcot, in arriving at this figure.

Great Western Park is also referenced in the Letwin Final Report 2018, and the report by Savills Research – What next for Housebuilding? – which was a response to the interim findings of the Letwin Report. A clear link is established between the sites achieving the highest sales rates and diversity of product. GWP is cited as a development where a wide range of house type and size is available, and another factor identified as contributing to the success of the scheme is that homes were priced slightly below (2%) the average local market figure.

We note that the HCA Paper was prepared in 2013, when the impact of Help to Buy was anticipated but had yet to be experienced. The Galliard evidence to the Uttlesford Local Plan Hearings supporting 300 homes per year was submitted before it was known of Countryside's role in the development of West of Braintree, and we see these factors as providing further support for achieving and possibly exceeding this build out rate as the scheme matures. It should also be noted that the two largest schemes assessed by HCA, at Chafford Hundred, Thurrock and Hampton, Peterborough achieved 300 homes per year or more most frequently and these sites have only half the capacity of West of Braintree.

- b) The Lichfield article refers to the Letwin Review, which was at the time of publication, in draft form. In his Final Report, Letwin places considerable importance on the need for 'a diversity of offerings' to help raise the rate of build out, including increasing the proportion of affordable housing, and increase the variety and differentiation of what is offered on these large sites. Although the detail of housing needs at West of Braintree is still a matter largely for future discussion, Policy SP7 - Development and Delivery of New Garden Communities in North Essex – of the Publication Draft Plan is expecting that the Garden Communities will deliver

v. Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types including provision for self- and custom-built homes and provision for the aging population; to meet the requirements of those most in need including 30% affordable housing in each garden community.

It seems that the implementation of this Policy would help to meet Letwin's expectation of 'a diversity of offerings' and thus be likely to raise the build out rate. Letwin continues by identifying a link between increasing build out rates and quality of development. He talks about creating master plans and design codes for single large sites to ensure both a high degree of diversity and good design to promote rapid market absorption and rapid build out rates.

The quality of development is referred to in paragraph 8.10 of the Local Plan and it is to be achieved particularly through the application of TCPA Garden City Principles.

Galliard thus believes that we can be informed by statistics of past development build out rates. It is also helpful to look at the recommendations of Letwin and then to assess how much the policies of the NEAs Plan can help achieve the desired raising of build out rates

and quality of development, and its ability to meet a diverse range of housing needs. It is as important to consider how much the Plan will create the conditions for higher build out rates as to look at past rates themselves.

- c) We note the University of Glasgow Report is dated 2008, so some 11 years later the conclusions on Design Codes, for example can be informed by greater experience. The purposes and nature of Design Codes are better understood, and design coding can work hand in hand with the objective of increasing diversification in housing and raise build out rates.

The conclusion reached at 6.4 does not necessarily apply to West of Braintree or Garden Communities generally. The supply of land here is not restricted and in fact over-delivery is encouraged. Future planning approvals and master plans will be flexible to reflect the time over which this development will be implemented so that changes in circumstances, including new market conditions can be responded to. Diversification will also be encouraged.

In 2008 it would be 4 years before the first modern reference to Government support for garden communities would appear in the NPPF 2012. We suggest that in 2019 the conclusions on what acts as a constraint on build out rates do not necessarily apply in the light of greater experience of developing large strategic sites. There is more recent encouragement in planning policies generally of housing diversification and the recognition that flexibility is needed throughout the long-term delivery programme for developments of this scale. The scale of the GCs is very different from the 1,200- home development referenced at Fairfield Park in the University's Paper.

2. a) *How many outlets would be needed at each of the proposed GCs in order to deliver i) 250 dpa ii) 300 dpa iii) 500 dpa?*

b) Is there evidence to show that the required numbers of outlets could successfully operate at each GC?

- a) The evidence we have obtained on the Taylor Wimpey developments at Berryfields, Aylesbury and Great Western Park, Didcot indicate that to deliver 250 homes per year in the first five years may require 3-4 outlets, on the basis that schemes such as this have lead in times for early infrastructure. However, Taylor Wimpey's experience is that once schemes have matured it is possible to achieve delivery of 250 homes per year from 2 outlets.

For 300 homes per year this would require four outlets but again this could be reduced to two as the scheme matures.

In the case of 500, this is similar to 300 for outlets but again once a site becomes established and the 'place' has been created, customer interest increases. Great Western Park is showing higher build rates and sales due to other developers being on the site. This confirms the view expressed in the HCA Paper that a large site will typically see multiple



developers active at any one time. The Broughton Gate scheme at Milton Keynes is a strategic site of 4,000 homes and build out peaked at 439 per year when there were 15 active outlets on site.

The above assumptions are all subject to prevailing market conditions.

- b) We refer again to the Taylor Wimpey Great Western Park development at Didcot where 3-4 outlets have delivered 250 homes per year in each of the first five years. Also, we understand through the G L Hearn evidence that Countryside Properties has delivered an average of 249 homes per year between 2015 and 2019 through up to 6 outlets at Beaulieu Park and Channels at North Chelmsford.

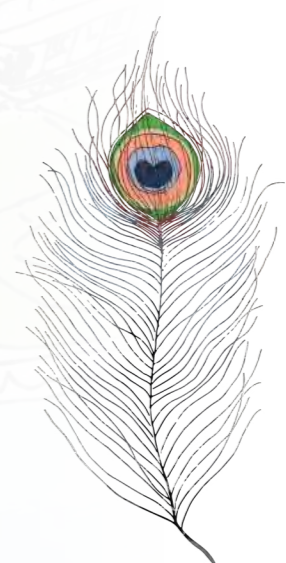
In the light of the evidence obtained from the development of other strategic sites in the SE of England, there is no reason to believe the required number of outlets would not successfully operate at the West of Braintree Garden Community, in order to deliver an average of 250 or 300 homes per year.

This evidence shows that sites can deliver at high volumes, but they will require developers that have the experience and expertise to lead complex projects.

The HCA Paper indicates that on established sites in areas of strong demand, there is evidence of having between 10 and 15 outlets on site at a given time. (Broughton Gate). As we have outlined in the answer to a) above, the anticipated build rate of 300 homes per year would require a lower number than this. As such Galliard is of the opinion that, in all likelihood, the requisite number of outlets would be able to operate at each of the GCs.



MATTER 4 – APPENDIX 1 - PART 1



LAND WEST OF BRAINTREE ESSEX

Vision Document

May 2019





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01 INTRODUCTION

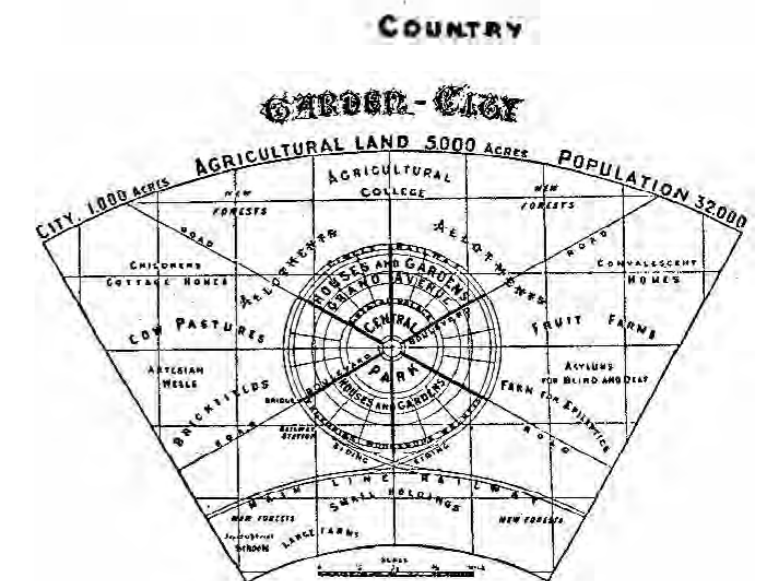
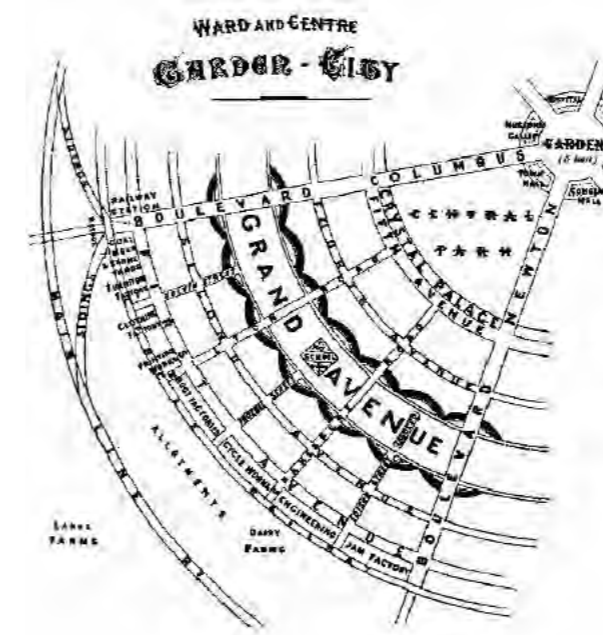
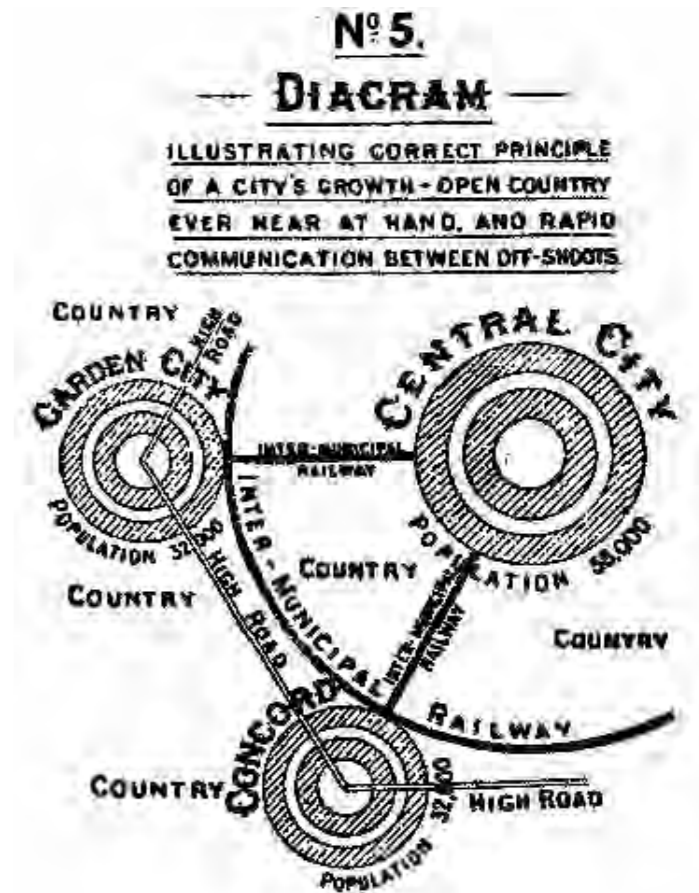
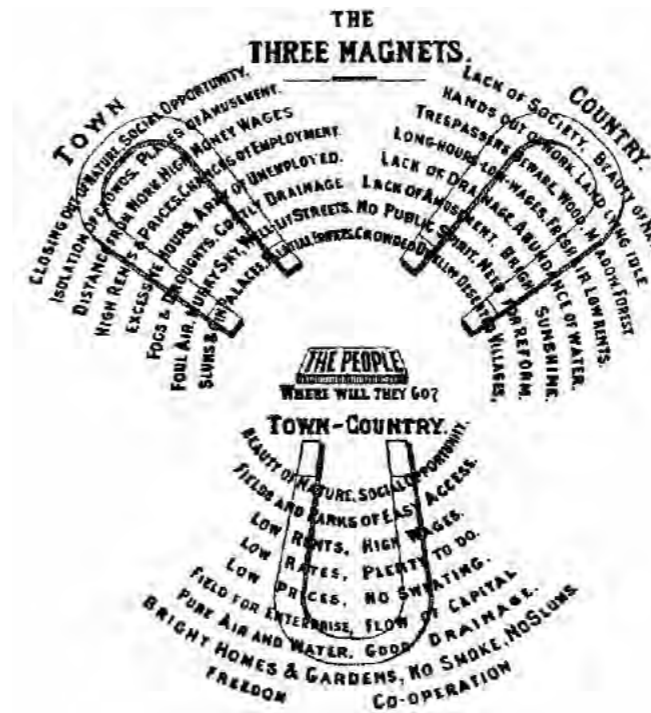
LAND WEST OF BRAINTREE NEW GARDEN TOWN

We have a unique opportunity to create an innovative and sustainable, landscape led, new garden town to the west of Braintree. We are thrilled to share this extraordinary opportunity to create a new community, set in mature and rich landscape, which will have lasting benefits for both local people and local wildlife. Our vision for this site is one of exceptional quality, a place people truly want to live, work and spend time. A destination for visitors and home for many. It is with no doubt that as the time span of the development moves on, ideas and technologies will advance but the vision will remain the same, to create an aspirational and

attractive new Garden Town in Essex that is deliverable. This document sets out an exciting vision for the future and illustrates how the proposed scheme might look and feel, along with how it could be delivered.

The proposals are informed by the nine Garden City Principles, from which a series of development themes and design responses have blossomed. The site area has been informed by the area considered under the Council's Heritage Impact Assessment.

The following sections outline an initial high-level narrative and design concept to lay out how a new Garden Community might work.



Images from Garden Cities of Tomorrow- Ebenezer Howard 1898



GARDEN CITY PRINCIPLES

The Garden City Principles, originally developed in 1989, are crucial in informing the design and vision for Land West of Braintree. This vision document seeks to illustrate how the nine principles can be built upon to develop a successful new community.



1 LAND VALUE CAPTURE FOR THE BENEFIT OF THE COMMUNITY

Mechanisms, including the use of planning obligations, will be developed and used to ensure that some of the uplift in land value is reinvested for the benefit of the community through the provision of local infrastructure, maintenance of streets and open spaces, investment in the town and local centres, and in community projects initiatives.

2 STRONG VISION, LEADERSHIP AND COMMUNITY ENGAGEMENT

Throughout the process of developing the vision and masterplan for the new Garden Town, engagement with the existing local communities will be invaluable in informing the requirements and design solutions. This will continue to be important through the phased delivery of the town, with new members of the community becoming valuable consultees.

3 COMMUNITY OWNERSHIP OF LAND AND LONG-TERM STEWARDSHIP OF ASSETS

A key principle of the Garden Town is that assets such as sports facilities, community agriculture, open spaces and town centre and local centre assets are owned and managed by the community. This ownership will foster a sense of place, care and pride. Community ownership will stimulate the interaction of people, benefitting health and wellbeing.

4 MIXED-TENURE HOMES AND HOUSING TYPES THAT ARE GENUINELY AFFORDABLE

To create an interesting, sustainable garden community it is important that it is diverse, attracting a range of people of all ages. Providing housing that is accessible to a range of people will create not only a diverse community but also a diverse place.

5 A WIDE RANGE OF LOCAL JOBS IN THE GARDEN CITY WITHIN EASY COMMUTING DISTANCE OF HOMES

A dynamic, energetic town centre will be at the heart of the Garden Town. Flexible workspace will allow those who may typically commute to work to access the amenities of an office environment, in their own town centre. Local shops and leisure facilities in the town and local centres will also provide employment opportunities.



6 BEAUTIFULLY AND IMAGINATIVELY DESIGNED HOMES WITH GARDENS, COMBINING THE BEST OF TOWN AND COUNTRY TO CREATE HEALTHY COMMUNITIES, AND INCLUDING OPPORTUNITIES TO GROW FOOD

Homes will reflect the strong historical character of the surrounding area, with traditional style houses complimented by more contemporary buildings. Gardens and green space will be at the forefront of the design, along with community orchards and allotments.

7 DEVELOPMENT THAT ENHANCES THE NATURAL ENVIRONMENT, PROVIDING A COMPREHENSIVE GREEN INFRASTRUCTURE NETWORK AND NET BIODIVERSITY GAINS, AND THAT USES ZERO-CARBON AND ENERGY-POSITIVE TECHNOLOGY TO ENSURE CLIMATE RESILIENCE

Usable green space is at the core of the Garden Town. A rich natural environment will be supported through sustainable initiatives, including innovative solutions to climate resilience.

8 STRONG CULTURAL, RECREATIONAL AND SHOPPING FACILITIES IN WALKABLE NEIGHBOURHOODS

Everyone living in the Garden Town will be able to sustainably travel to a wide range of facilities including leisure and sports facilities, shops and food exchanges, community spaces and parks.

9 INTEGRATED AND ACCESSIBLE TRANSPORT SYSTEMS WITH WALKING, CYCLING AND PUBLIC TRANSPORT DESIGNED TO BE THE MOST ATTRACTIVE FORMS OF LOCAL TRANSPORT

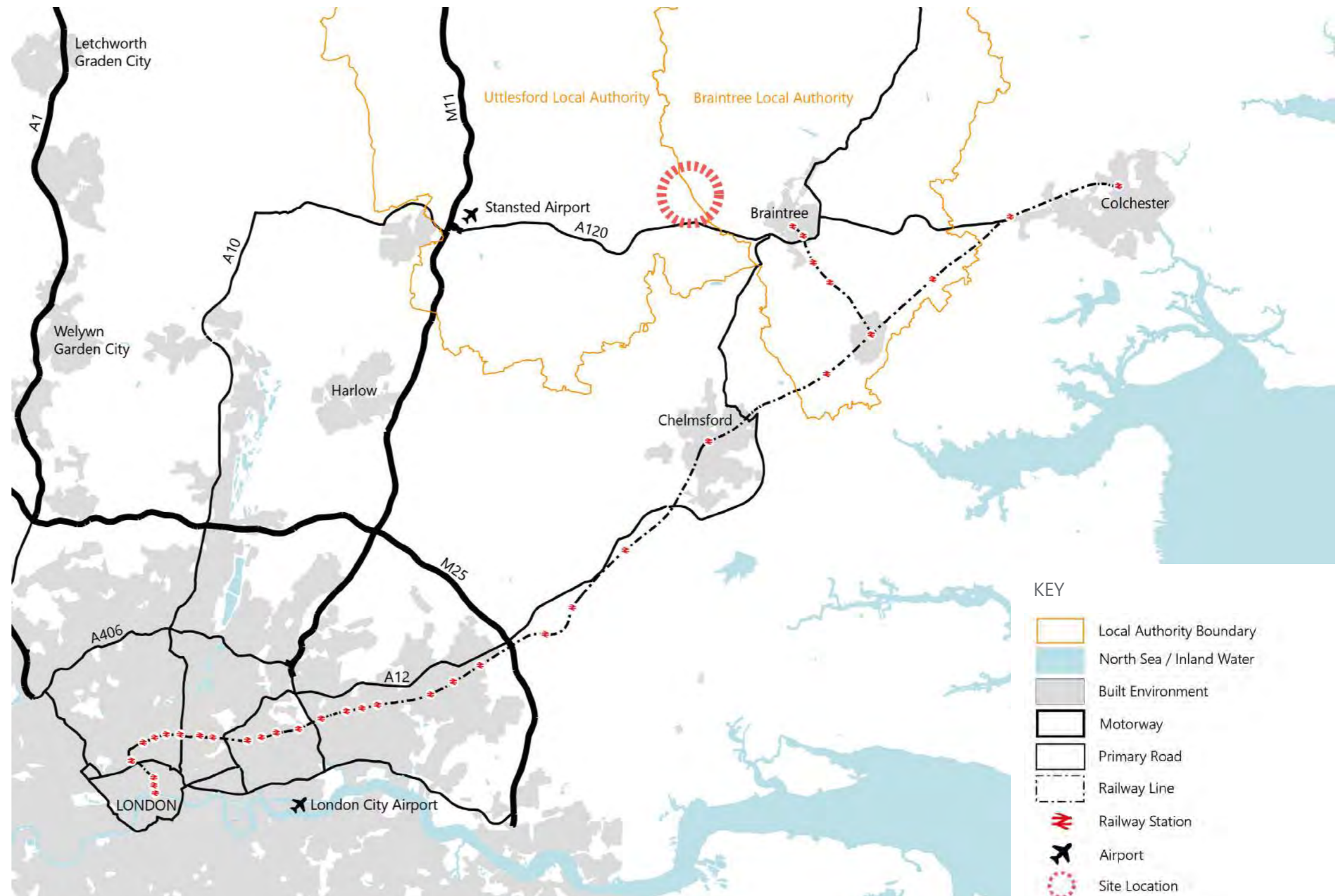
A rapid transit system will connect the Garden Town to Braintree and to Stansted. Walking and cycling routes will provide links to the rapid transport halt, with a circular route through the town. Green routes will link between local areas and the town centre.

CONTEXTUAL ANALYSIS

STRATEGIC CONTEXT

The site is located within the County of Essex, less than 5 miles west of Braintree, in the district of Braintree. The site sits within both Braintree Local Authority boundary and Uttlesford Local Authority Boundary. The site is strategically located on the B1256, within close proximity and ease of access to the A120, running east west, leading to the M11 motorway and Stansted Airport (8 miles). The M11 is a key strategic north south route from which to reach London (54 miles).

The site is conveniently located 13 miles north of Chelmsford and 16 miles east of Colchester. Braintree Train station provides services to London, Chelmsford and Colchester, which can be reached within an hour and half an hour respectively.



Strategic Context Plan

LOCAL CONTEXT

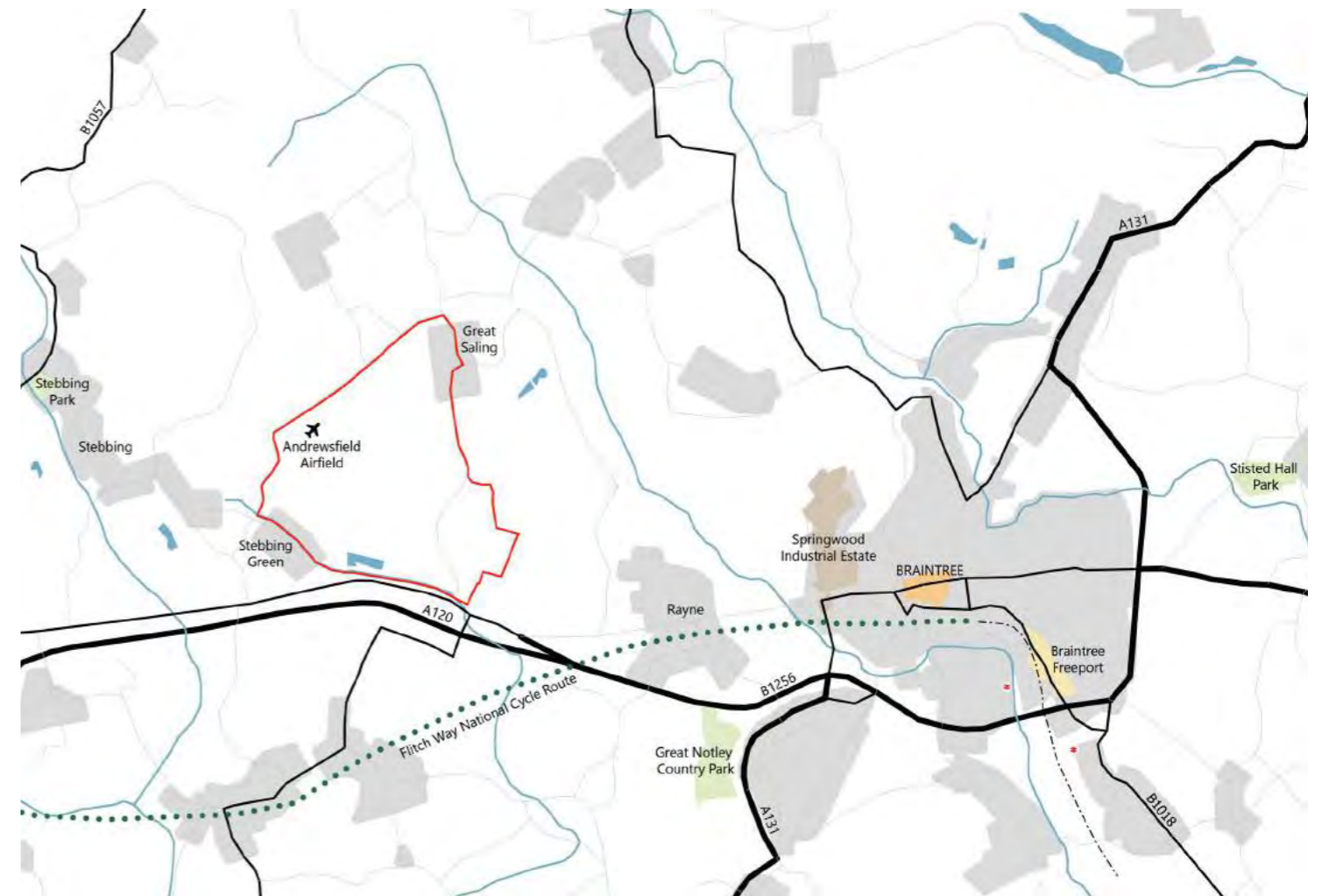
The site is located less than 5 miles from Braintree Town Centre along the B1256. Braintree is the nearest Town and has a population of 37,000. The site is west of Stebbing and east of Rayne and borders Great Saling and Stebbing Green. While there are several small settlements in close proximity to the site there are few local services. Stebbing contains a primary school and both Stebbing and Rayne have a public house and local shop. The site and surrounding villages have a rural character, set in an agricultural landscape the population of the surrounding villages is less than 10,000.

The national cycle network route 16 follows Flich Way bridle path and begins at Braintree station and continues for 15 miles to Start Hill at Bishops Stortford. Stebbing Park, Great Notley Country Park and Stisted Hall Park are isolated areas of public green space.

Andrewsfield Air Field is located within the site boundary and continues to be a working airfield for small aircraft. Andrewsfield is a valued asset for the surrounding communities. Other industries present on site include Blake End craft centre, Silverton Aggregates cement works, Anglia Brick cutting and smaller farmsteads.

KEY

-  Site Boundary
-  Built Environment
-  A Road
-  B Road
-  Minor Road
-  Railway Line
-  Public Open Space
-  Inland Water
-  National Cycle Route 'Flich Way'
-  Railway Station
-  Andrewsfield Airfield



Local Context Plan

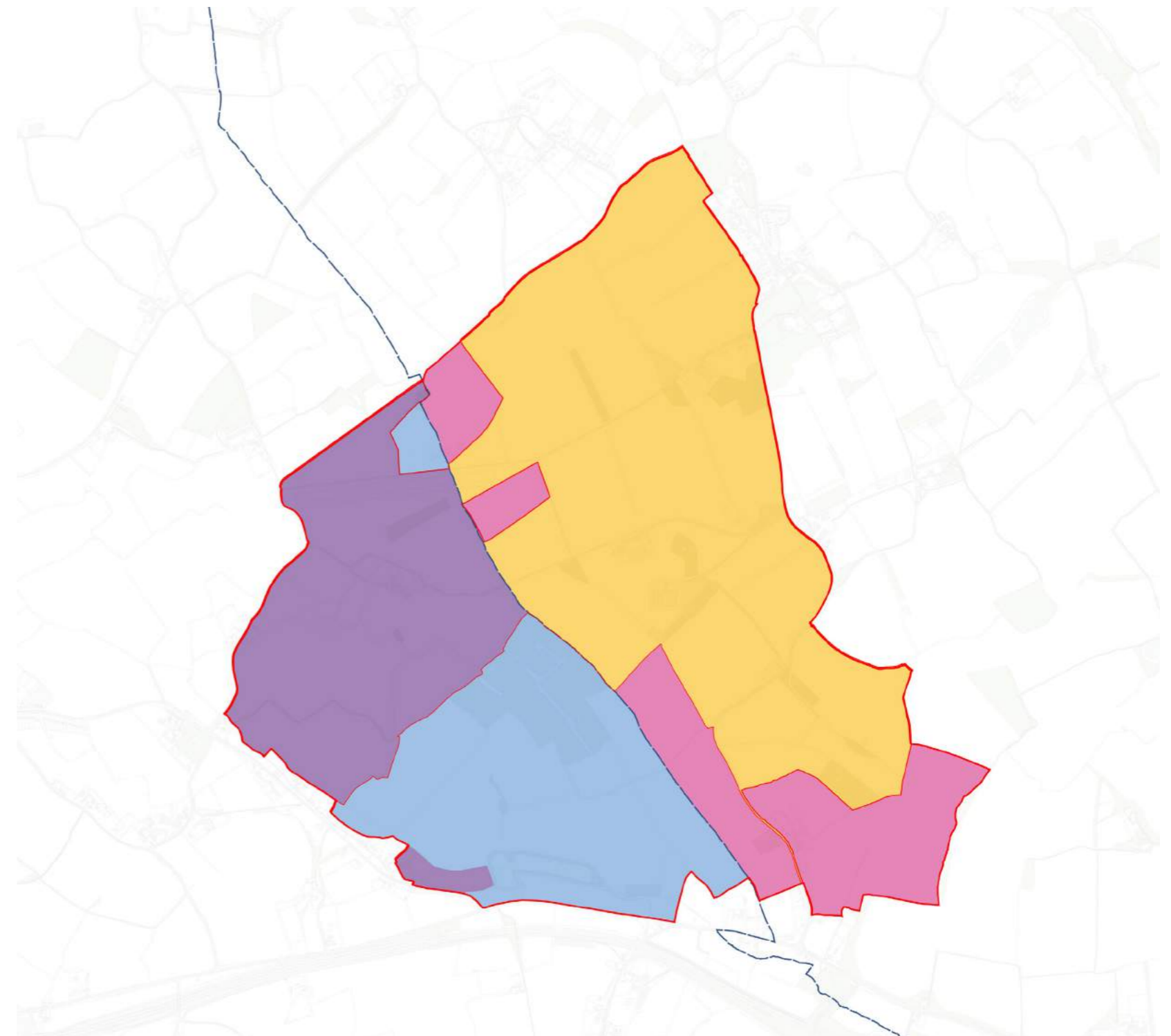


LAND OWNERSHIP

For such a large site the ownership is relatively simple and straightforward bringing a high degree of control to the scheme, which in turn supports delivery. This is an important consideration. Galliard Homes have a very significant land holding interest, principally towards the south of the garden town, which would be brought forward in the earlier phases of the development as investment in infrastructure unlocks the site. Towards the north land holding interest of the Andrewsfield Consortium will complete the development. Other smaller land holdings do exist but these are of limited scale and are not strategically located. The promotion of this comprehensive masterplan for the whole Garden Town has been progressed via Galliard in a boundary blind fashion to create the best possible masterplan and the most practical approach to delivery.

KEY

-  Site Boundary
-  Local Authority Boundary
-  Galliard Homes - Braintree Authority
-  Other - Braintree Authority
-  Galliard Homes - Uttlesford Authority
-  Other - Uttlesford Authority



Land Ownership Plan

SITE FEATURES

The area is characterised by groups of trees and strong hedgerows intersecting the agricultural landscape. Boxted Wood forms the most major feature in the centre of the site.

Tracks, minor roads and some sporadic buildings are located throughout the area.

Andrewsfield Airfield is located in the northern part of the site and its associated facilities are important to the existing local community.

KEY

-  Site Boundary
-  Listed Buildings
-  Buildings to be Retained
-  Existing Runway to be Retained
-  Existing Roads
-  Existing Watercourse
-  Existing lake and Ponds
-  Existing Mature Trees
-  Existing Hedgerow



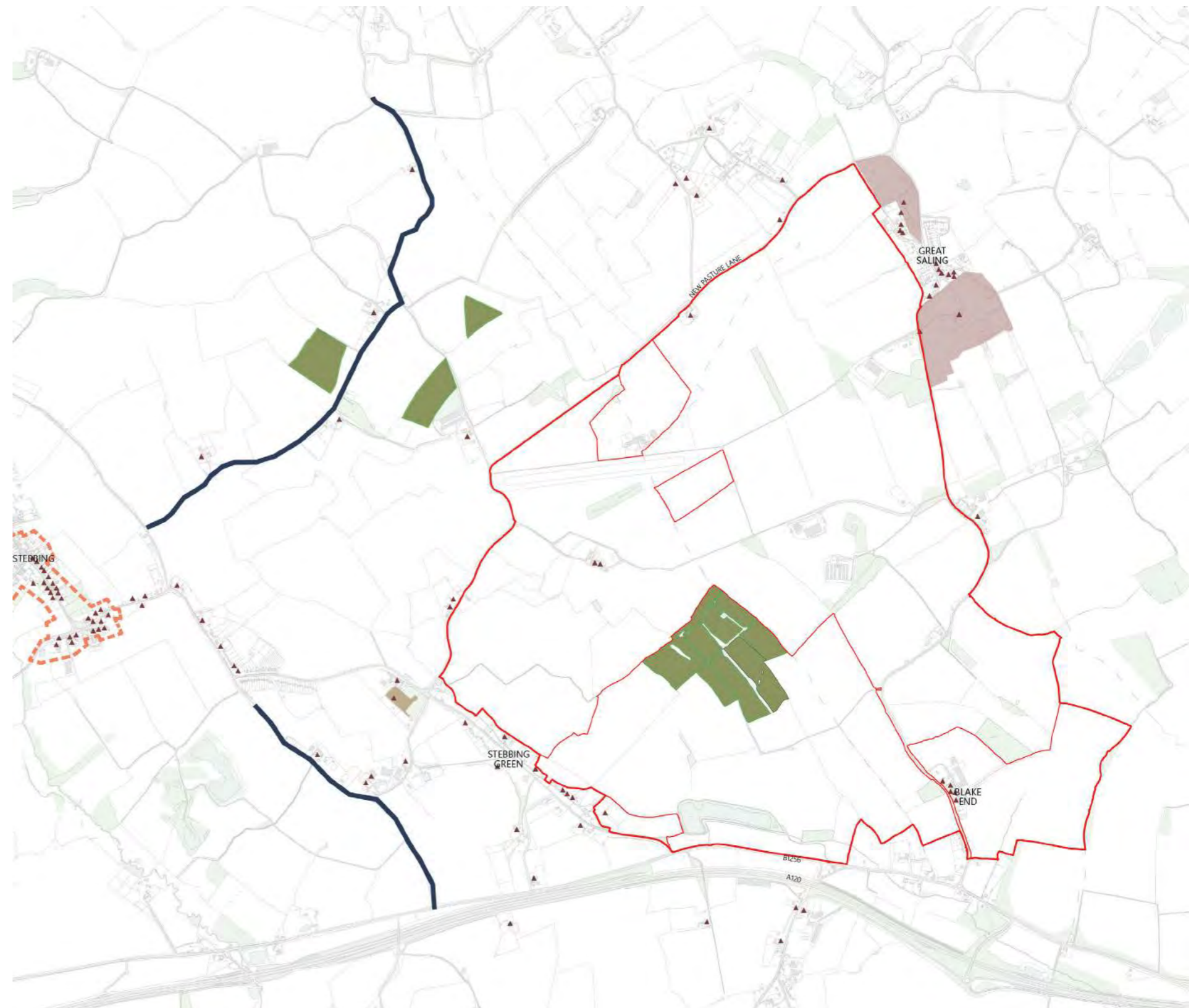
Key Site Features

HISTORICAL CONTEXT

The villages surrounding the proposed garden town have a rich history. There are a number of listed buildings and structures and a distinct style of design which is prevalent through these areas. Materials such as thatched roofs and timber cladding are commonly seen. Notable buildings in Great Sailing include the Grade II* listed Saling Hall and Church of St James. There are also a number of listed buildings within the boundary of the site. These will need to be sensitively addressed through the development design and incorporated into the new community.

KEY

-  Site Boundary
-  Protected Lanes
-  Conservation Area
-  Ancient Woodlands
-  Listed Buildings
-  Registered Parks and Gardens
-  Scheduled Monuments

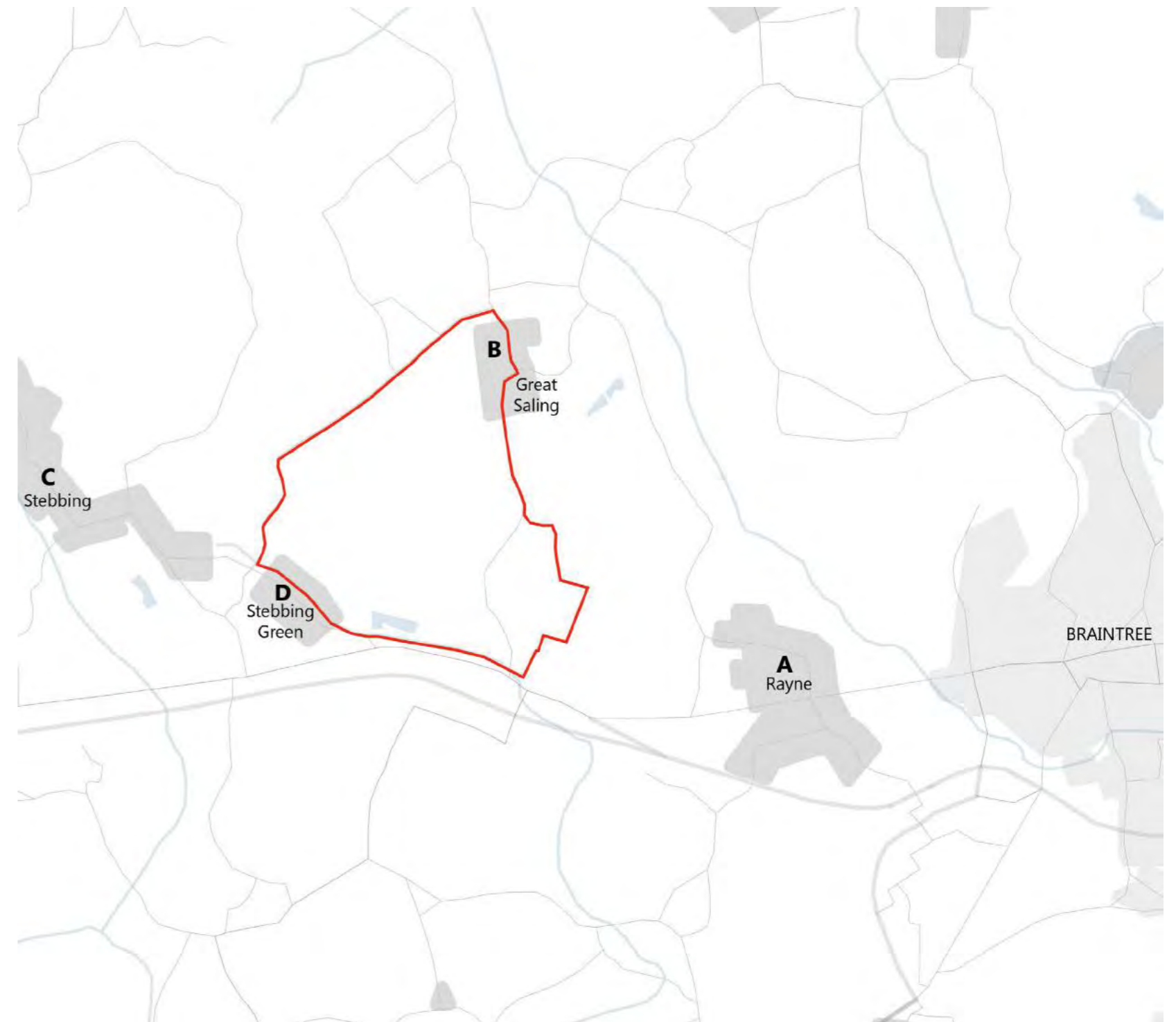


Heritage Assets Plan

LOCAL SETTLEMENT STUDY

The character, sense of place and architecture of Land West of Braintree will respond to and reflect the context of the surrounding settlements of Braintree, Rayne, Great Sailing, Stebbing and Stebbing Green, In addition to settlements in the wider county of Essex.

Positive aspects of place will contribute to the creation of a new garden town, which will have a unique and definitive sense of place. The purpose of this document is not to prescribe an architectural style or character but to highlight areas of local vernacular from which to create a place that belongs in the area and positively reflects and enhances local villages. Pallets of materials, colours, patterns, styles, rooflines, urban grain and form have been identified and should be considered throughout the design process. The Garden Town should draw from the diverse architectural features found.



Character Assessment Study Area

A) Rayne

Rayne is situated along the old Roman road Stane Street. The urban form extends out to the north and south of the road. The historic core of the village is dominated by Tudor and regency style properties. The Grade I listed All Saints Church, built in 1510, is an excellent example of Tudor brickwork. Typical of the time periods thatch roofs and close studding timber frames characterise the Tudor period and red brick and large symmetrical sash windows characterise the Georgian properties.

Other architectural features include the C18 cast iron, full length ground floor veranda with curved glass roof of Grade II listed Rayne house, decoratively

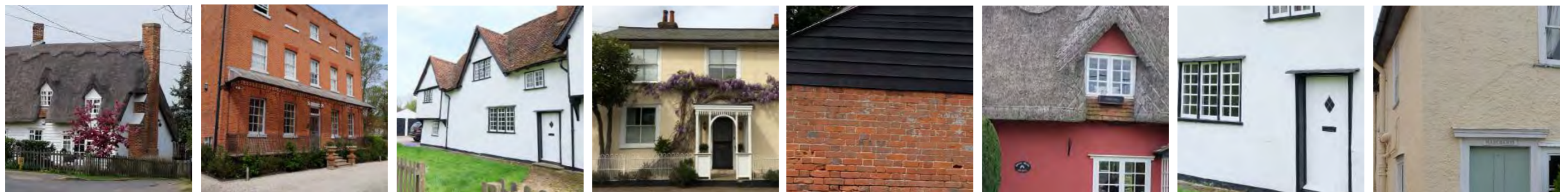
thatched roofs, with gabled windows and eyebrow dormers. Weatherboarding is common on both historic agricultural buildings within the ground of other properties and individual properties. Timber panelling and close studded timber frames are painted dark and complemented by red brick and rough and smooth rendering, painted yellow, white and deep pink.

M-shaped, hipped and hipped gable roof styles are all found within Rayne. Houses are predominantly detached within the village. The street scene is varied in terms of building orientation but also rooflines. Across the village there is subtle and complimentary distinction in mass, scale and material and colour palettes.



Patterns

Rooflines



Style

Colour



B) Great Saling

The Village of Great Saling has evolved along The Street historically and two large estates with registered gardens, one to the north and another to the south have created a buffer to further development along The Street. Properties are predominantly detached with mature gardens and many trees.

Grade II* listed Saling Hall has Dutch gables and is built with red and blue brick. The hall is a grand building, and the other properties within the village are also of a more decorative style. Decorative Thatch is common on many roofs, as well as red roof tiles. An M-shaped roof, half hipped, pavilion style and saddle style roofs create variation within the roof line.

Red and yellow brick types are found in addition to pastel pink render, white render, pale horizontal weatherboarding, decorative ironwork, barge boards, gargoyles and porches.

Grade II * Church of St James' windows have tracery under segmental pointed head windows. This shape is reflected across the village.



Patterns

Rooflines



Style



Figure Ground

C) Stebbing

The urban form of Stebbing has extended in a linear fashion along High Street. The Grade I listed church of St Mary The Virgin was built around 1360 and is situated at the southern end of High Street. The Church Walls are rendered with flint rubble with clunch and red bricks. The Linear settlement has a fine urban grain. The buildings are predominantly detached and sit close together, opening onto the road with no front gardens. Decorative plasterwork and rendering features on many properties in varying squares of differing motifs. Red brick in Flemish bond is common throughout Stebbing and colourful painted front doors and rendering add to the character of the Village.

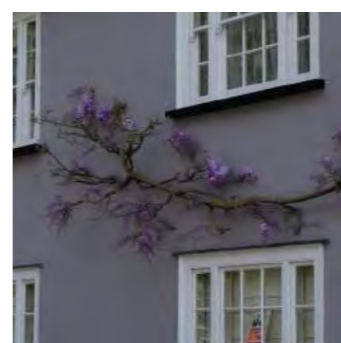
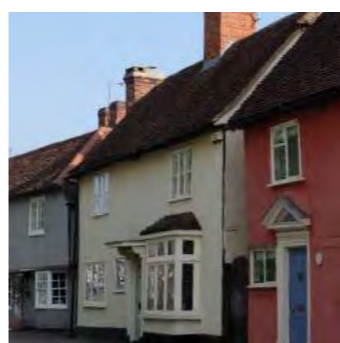
Many buildings are traditional Tudor close studding timber framed buildings with painted rendering either white or colourful. Many timber framed Tudor buildings have jettys sitting above bay windows.

Dormer windows, casement style sash windows and Decorative Thatch roofs with dormers are common as well as dark roof tiles. Hipped roofs are common for residential properties and the Grade II listed Stebbing Memorial Club has a pavilion style roof and folding external shutters to sash windows.



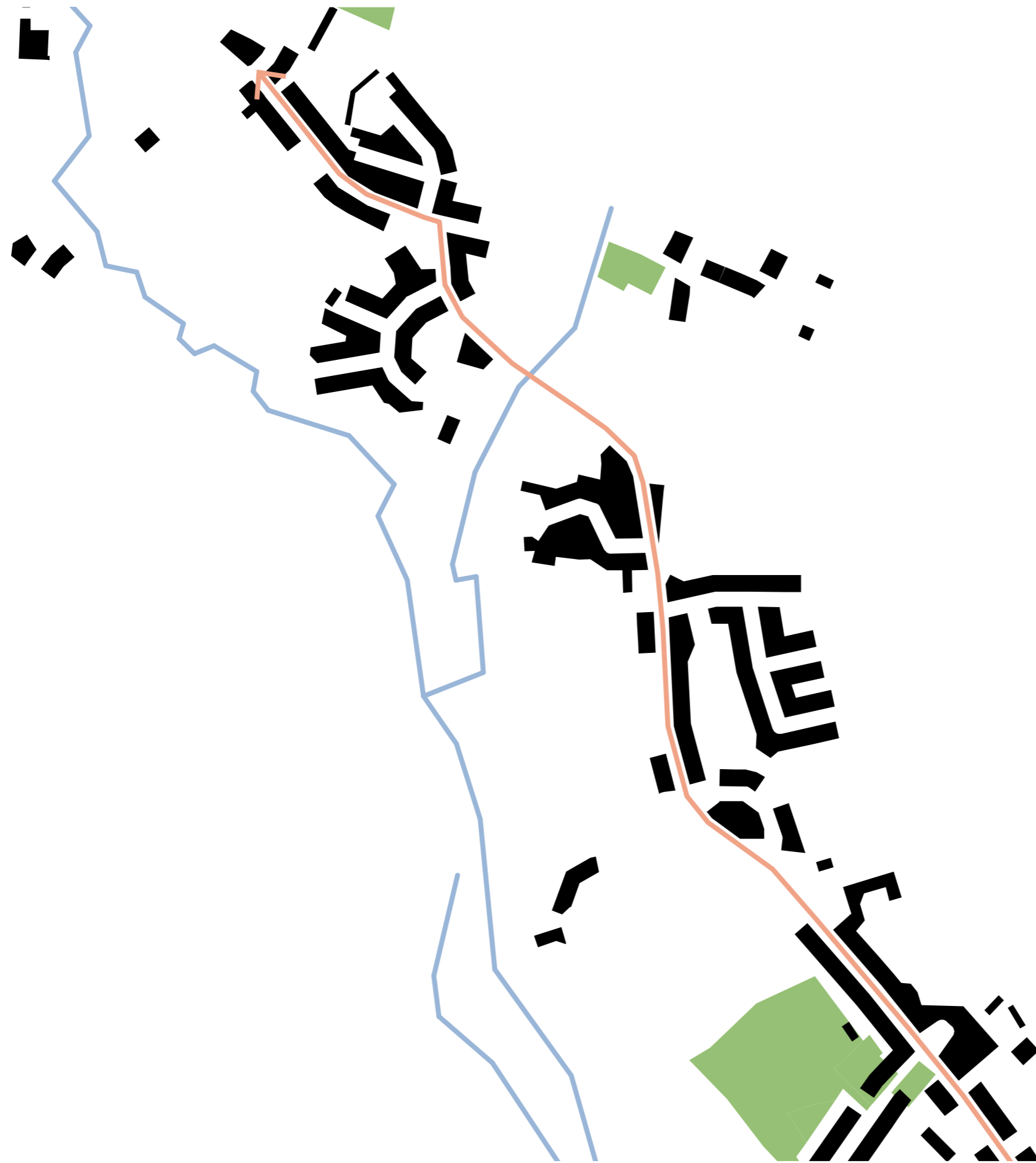
Patterns

Rooflines



Style

Colour



D) Stebbing Green

Stebbing Green is a small linear settlement, along the River Ter, which runs underneath the driveways of some properties. The fine urban grain has a scattered and dispersed form. New Pastures Lane which the properties sit to the east and west of is a tree lined route and houses are set far back and obscured from the road by dense mature foliage in private front gardens.

The roof styles include pavilion and hipped styles, and many have front ended gables. Red and brown roof tiles and decorative thatch compose the roof material pallet. Horizontal weatherboarding painted pastel hues and traditional Tudor close studded timber framed buildings with white rendering compliment

each other. Grade II listed St Judes is rendered with flint and red brick dressed cladding. There are also 80's style bungalows with red brick and rendering within the settlement.

Throughout the surrounding settlements chimney stacks add variation and height to rooflines and mass, size and scale is varied but in proportion to the context and creates variety to the street scenes. Each village has a unique and recognisable character and sense of place, which should be recognised within this vision document and interpreted within Land West of Braintree.



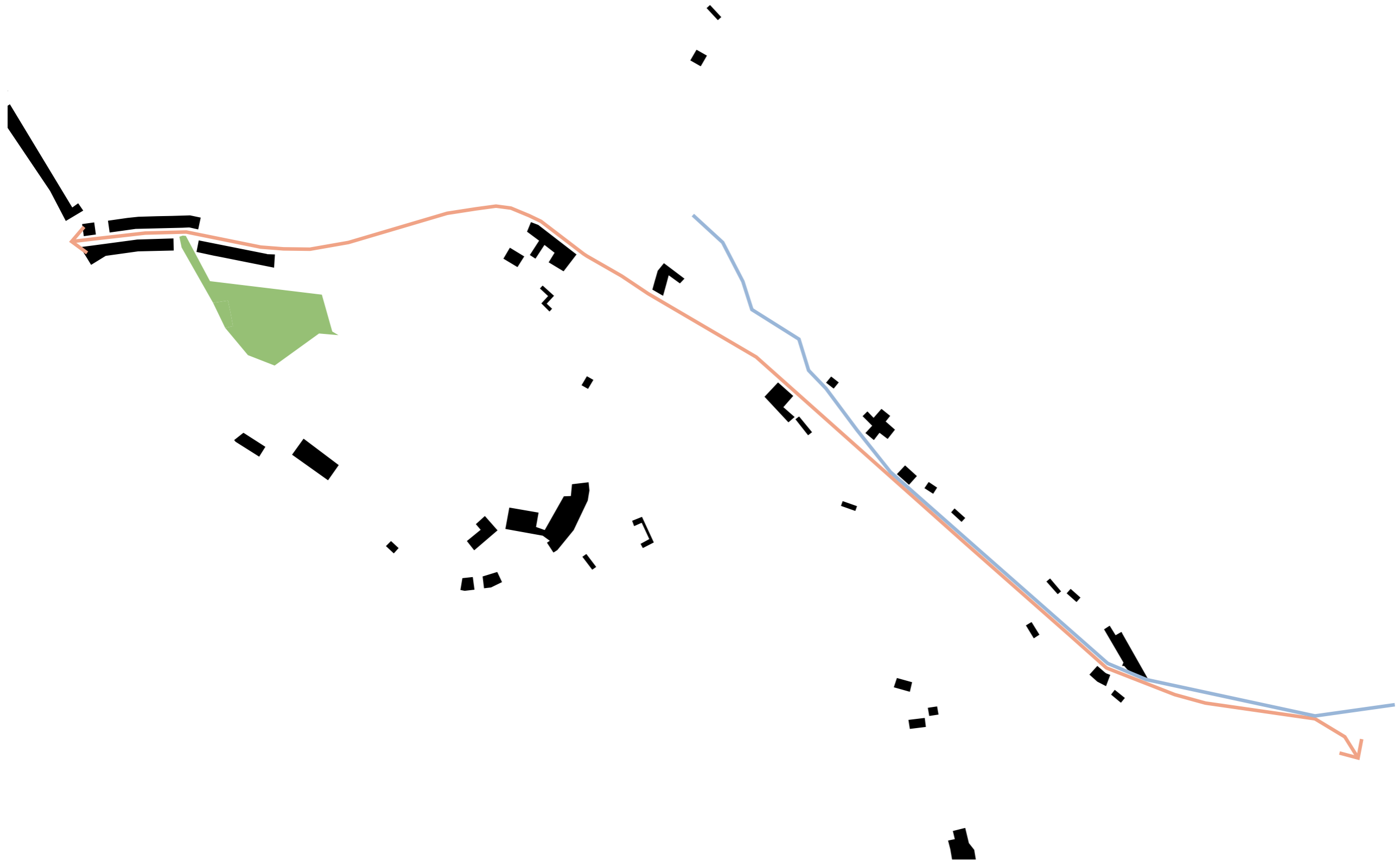
Patterns

Rooflines



Style

Colour



LOCAL SETTLEMENT SUMMARY

Masterpanning and residential design encompass not only individual buildings but how they inter-relate to the surrounding context and how going forward create communities and places that feel comfortable and familiar but with a unique and distinct character. New communities must slot into the existing and feel like they belong. The purpose of this vision document is to set out and guide the future development of the garden town to be of exceptional quality and a place that is attractive, safe, innovative, healthy, connected, sustainable, vibrant, resilient and green.

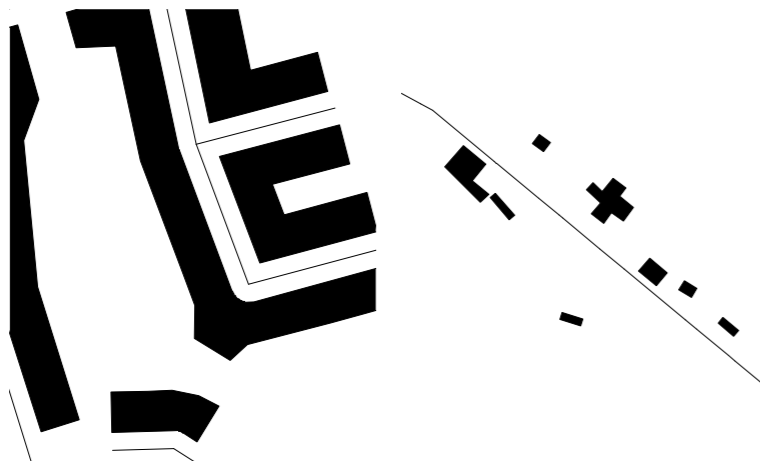
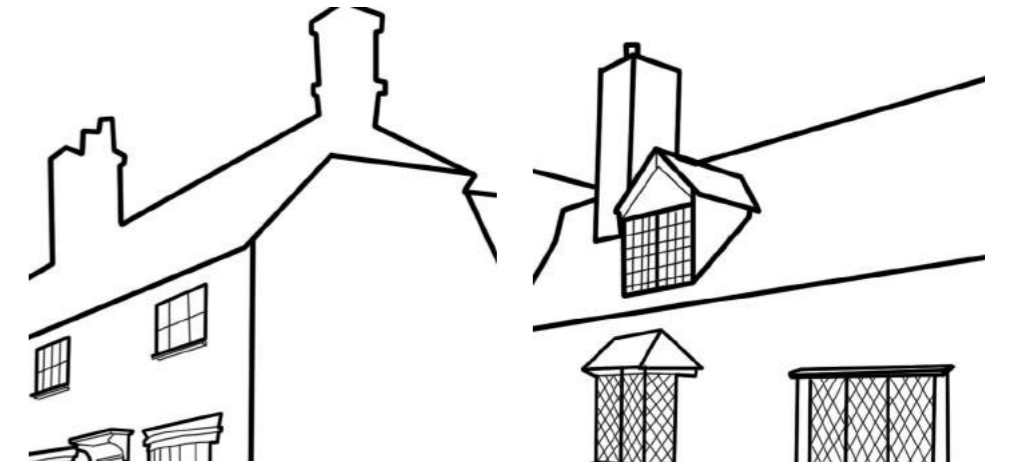
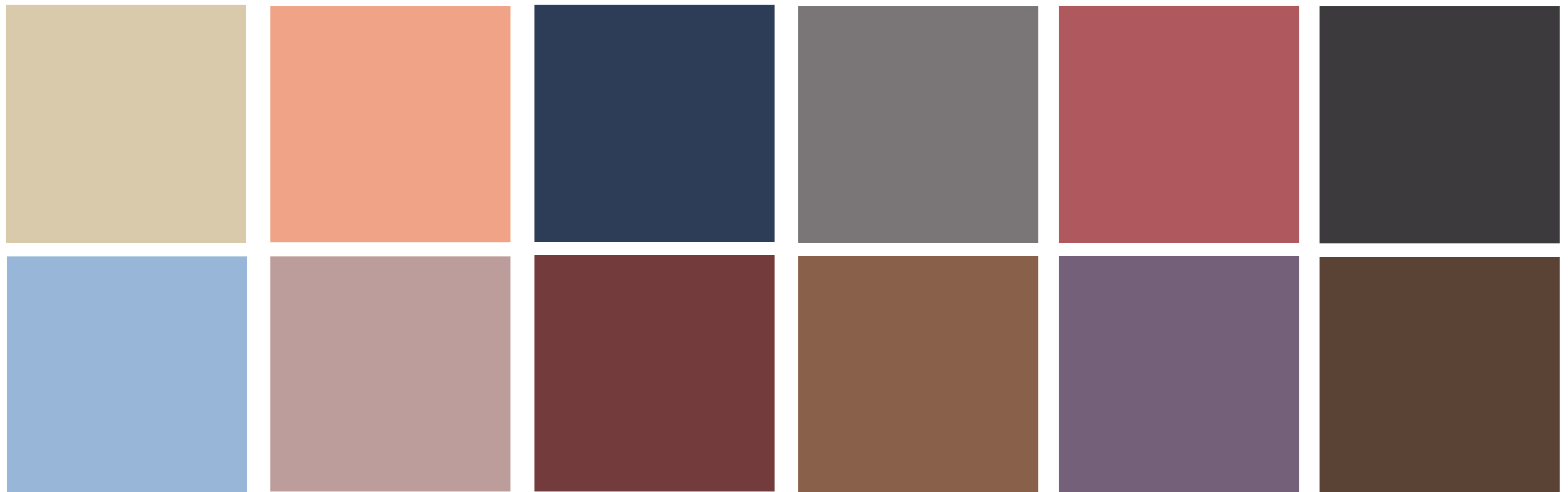


Figure Ground

Form

Character

Good design does not create pastiche of existing but uses elements of the built heritage, reflected in modern buildings to enhance and reflect existing. New development should positively relate to the historical context, of which there is plenty within Great Saling, Stebbing, Stebbing Green, Rayne and the surrounding landscape. The character of the surrounding settlements has been considered and through mixing modern materials and contemporary ideas with a colour pallet that is familiar, the character and identity of both existing settlements and new development is safeguarded for long term value.



Colour

LANDSCAPE CONTEXT

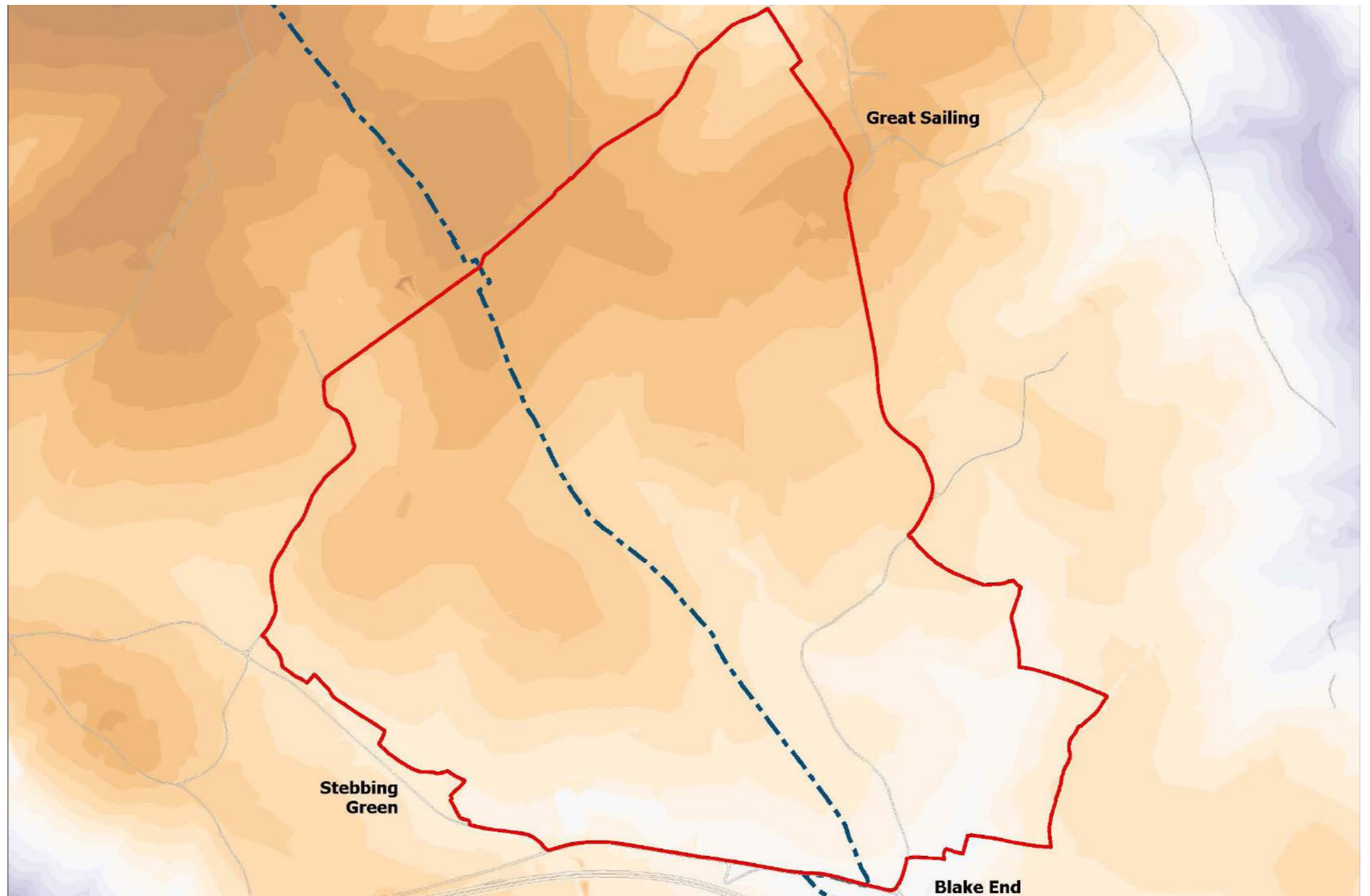
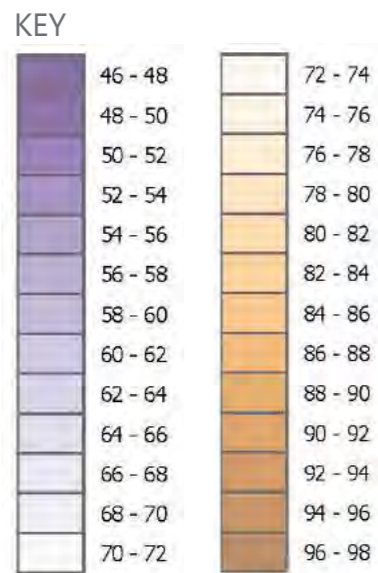
The site is made up of rich layers of existing Green Infrastructure. At its heart is Boxted Wood in the centre of the site. There are many other small woods and copses interspersed across the site. Many field boundaries are marked by sinuous fragmented hedgerows which range in height from low well trimmed to tall with lots of hedgerow trees.

The Blue Infrastructure often aligns with the Green. Many field boundary hedgerows often have ditches alongside draining the agricultural fields into ponds that dot the site. There is a large man made lake on the southern edge of the site.



Existing Green and Blue Infrastructure Plans

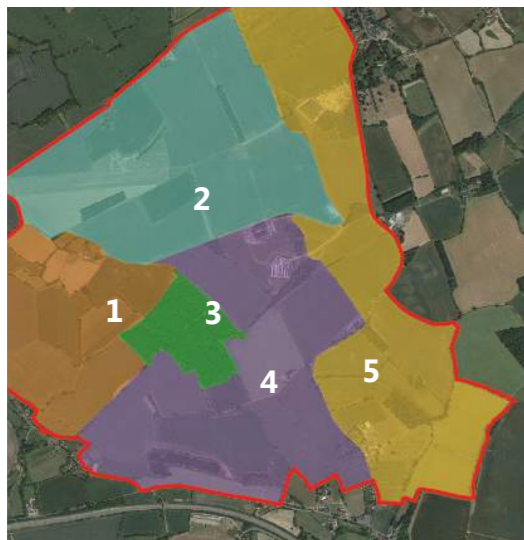
The Topography of the site gently falls from its highest point at 89.5m AOD on the site's northern boundary down to 71.5m AOD on its southern boundary. A series of gentle valleys are cut within the landscape of the site creating gently sloping fields and views through the site.



Site Topography Plan (Contours at 2m Intervals)

LANDSCAPE CHARACTER

There are five Landscape Character Areas found across the site. They have a distinct series of elements that are highlighted here and have informed the design of the different neighbourhoods created around them.



Character Area Locations

Character Area 1 - Small contained arable fields with mature boundaries



Small to medium sized irregular arable fields make up the north western component of the site. Field boundaries comprise mature hedgerows with large hedgerow trees and small copses screening views. The topography gently rises from south west to north east where Boxted Wood contains the area and views. The western boundary adjoins the attractive linear settlement of Stebbing Green which has open views into the site.



Character Area 2 - Farmland plateau and Andrews Airfield



The northern component of the site is made up of farmland plateau with large, flat arable fields defined by mature hedgerows and trees. Andrewsfield Airfield comprises a large open area with associated buildings and light aircraft. There are two large rectangular woodland blocks close by. There are filtered long distance views through intervening vegetation to the west towards the settlement of Stebbing. The northern edge is visually contained in part by mature vegetation along the lane on the site's northern boundary.



Character Area 3 - Boxted Wood



At the centre of the site Boxted Wood comprises a large, mixed woodland habitat with parts designated as Ancient Woodland. There are blocks of hazel coppice, mature oak and a mixture of new native planting. A series of openings and glades are within the interior of the woodland which are accessed by a number of surfaced tracks and paths that cross the wood. The woodland shows signs of previous management that has now lapsed.



Character Area 4 - Sloping arable fields with hedgerows and ditches



Medium sized regular arable fields slope gently down from Boxted Wood to a large man-made lake close to the southern boundary. Well maintained hedgerows often aligned with ditches dividing fields. Mature standard trees, hedgerow trees and woodland trees add structure to the area. The sense of tranquillity afforded to much of the rest of the site is disturbed by the adjacent A120 road. Agricultural buildings are located in the north with woodland blocks and localised landform screening views in part.



Character Area 5 - Contained eastern edge landscape



A series of small to medium arable fields make up the eastern edge of the site. Topography, hedgerows and small woodland copses filter and screen views. The roadside hedge along the country lane contains views in many parts of the route. Ditches often run alongside the hedgerows with associated ponds found along them. The village of Great Sailing is located adjacent to the site on the north eastern boundary. Woodlands, hedgerow and trees heavily filter views into the site from it.

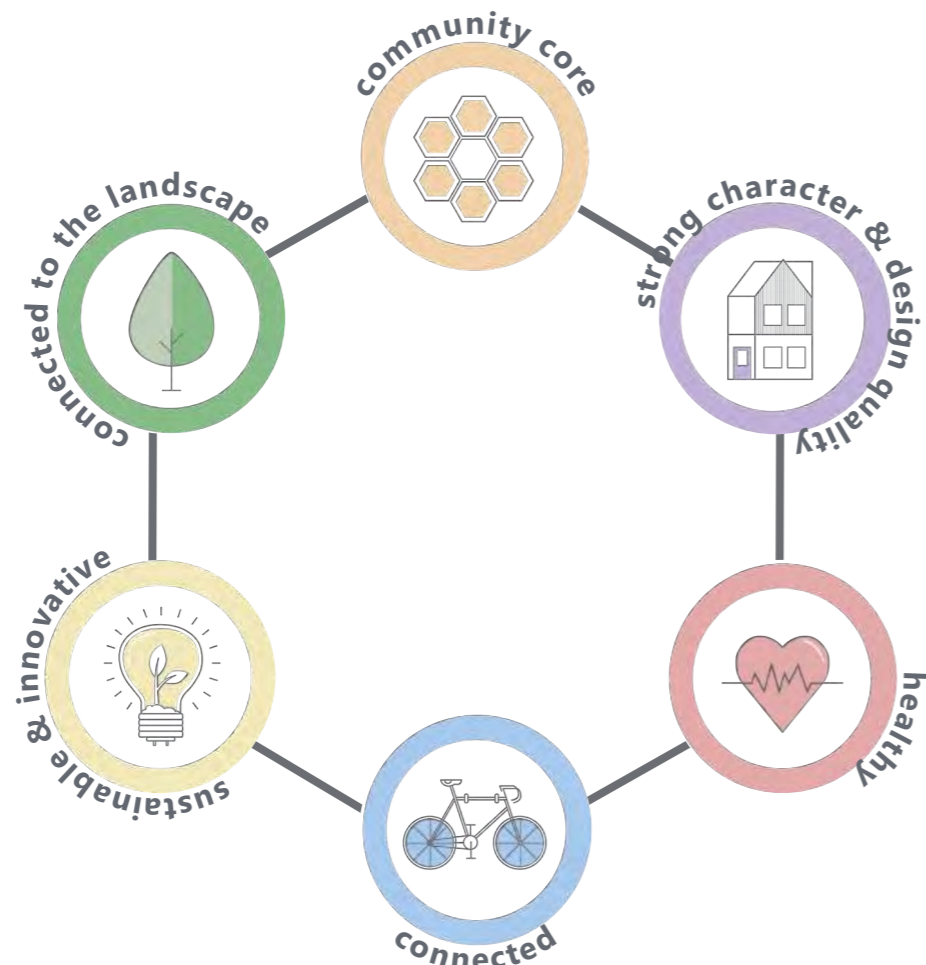


03 THE VISION

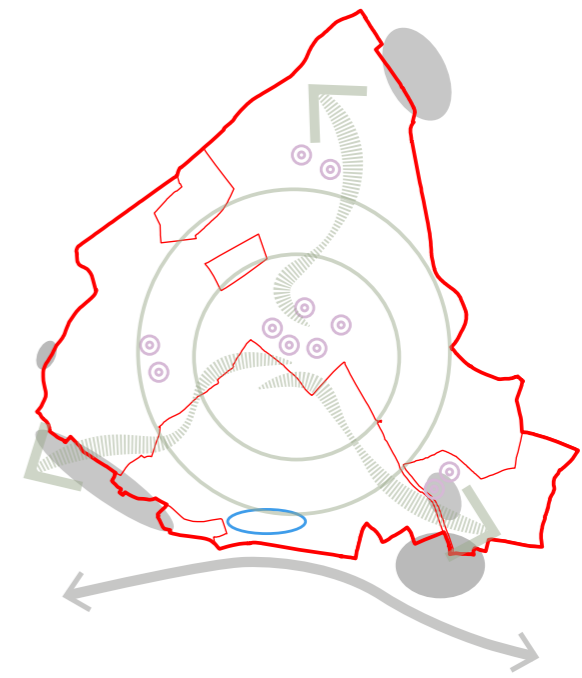
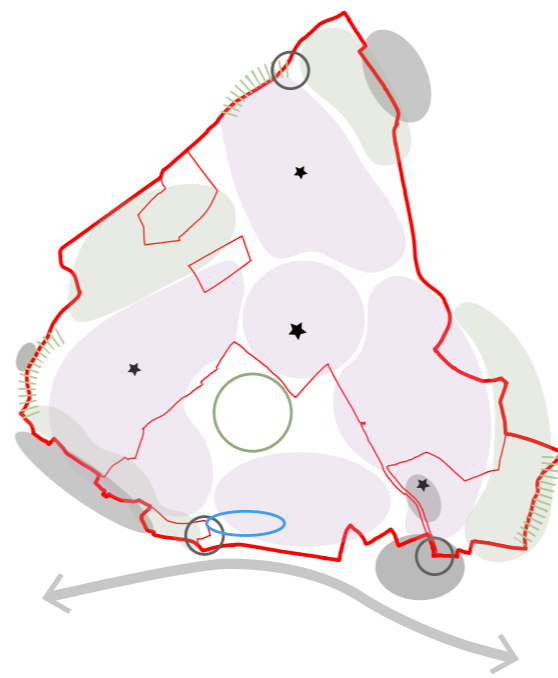
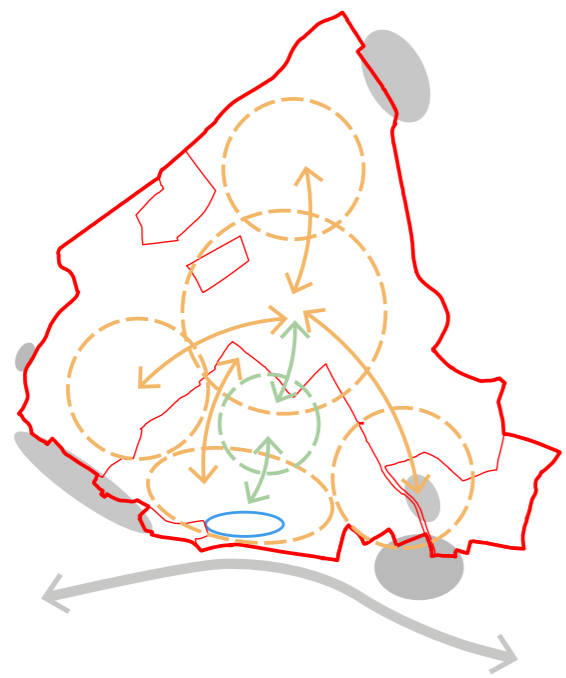
THE VISION FOR LAND WEST OF BRAINTREE

The vision for Land West of Braintree is informed by the principles of the Garden City, as well as a detailed assessment of the surrounding character, landscape setting and historic features of the area. From the nine Garden City Principles, six themes have been developed for the Garden Community.

The six themes are drawn together by an overall aim for the Vision to be deliverable, whilst allowing the flexibility for evolution and growth subject to future requirements, innovation and technology.







VISION THEMES



DESIGN RESPONSES

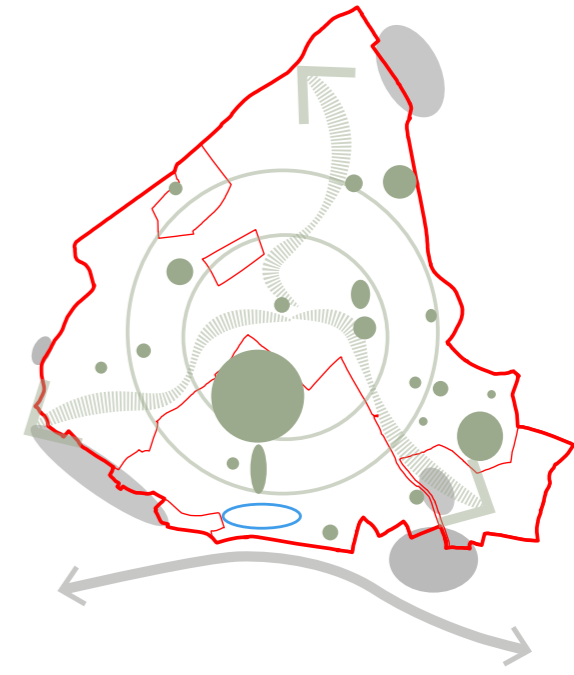
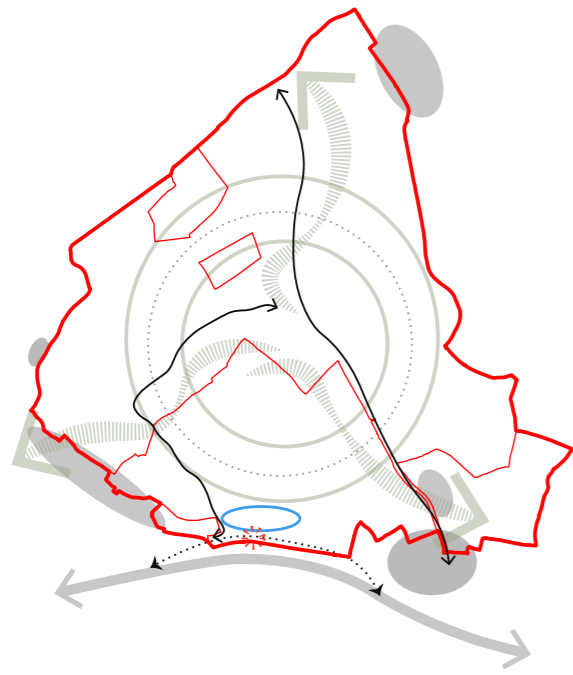
- A new town centre will form the heart of the community
- Three complementary neighbourhoods break down the scale of the place
- A Community Trust / Community Benefit Society will be established
- Health and Education facilities well integrated
- Community design for all ages

- Strong sense of identity and belonging
- Cooperation in placemaking and design
- Art and culture at centre of design philosophy
- Exceptionally well designed homes
- Character well related to the local context
- Landscape integral to sense of place
- Legible town with distinct neighbourhoods

- Delivery of a range of community facilities and spaces that will bring well-being benefits
- Vibrant social community including inter-generational living
- Local food growing
- Active design
- Primary Care / Extra Care facility



MATTER 4 – APPENDIX 1 – PART 2



- Schools and facilities within walking distance of all houses
- Sustainable travel
- Connections and links
- Rapid Transport System
- Work space for remote connections
- Future proofed information technology
- Internal public transport connections



- Beacon of best practice in renewable energy generation
- Self-sufficient neighbourhoods
- Zero carbon, energy positive
- Low energy, high performance
- Designing for climate resilience
- Sustainable Urban Drainage Strategy



- Landscape-led approach
- Marrying town and country
- Room to breathe
- Local / Community horticulture
- Green / blue infrastructure
- Retain and plant trees
- Mosaic of open spaces

INSPIRATIONAL PLACES



(GEOGRAPH.COM)



(WIKIPEDIA)



(FLIKER)



(FLIKER)



(PXHERE)



(WIKIPEDIA)



(Wikimedia Commons)



(Wikimedia Commons)



(USDA)

(GEOGRAPH.ORG)

(GEOGRAPH.ORG)

04 DESIGN PROCESS

The Masterplan has been developed through a collaborative design process including design reviews and workshops, which has shaped the Masterplan Design. The process involved creating a baseline by analysing the site and previous technical work as previously discussed to inform the initial design concept.



The initial stage of the design process drew out primary connections through the site and to the wider area and highlighted significant site features, including Boxted Wood, the Lake, a significant buffer to existing communities of Stebbing Green and Great Saling and preliminary areas for the town centre and local centres within 800m walking distance.



Through progressing the Masterplan a coarse grain structure of initial blocks were highlighted in addition to initial primary routes and connections through the site.



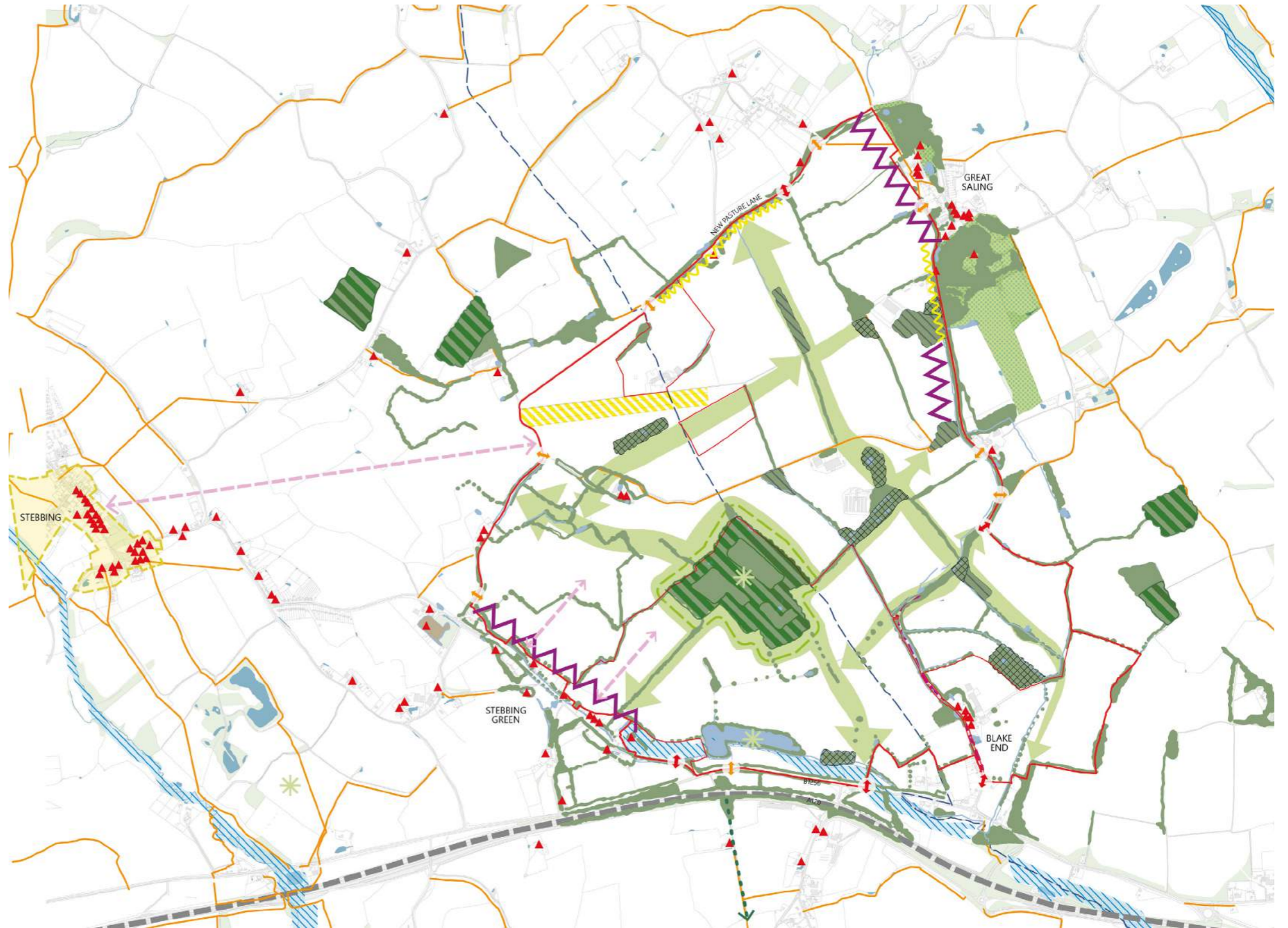
At each stage of the design process the masterplan becomes more refined, the block structure becomes of a finer grain and details are added including local centres, position of school and local facilities and areas of green space.



At the start of the design process a vision of the place is imagined and key words are identified to shape the design moving forward.

KEY

-  Site Boundary
-  Galliard Boundary
-  District Council Boundary
-  Listed Building
-  Conservation Area
-  PRow
-  Existing Green Infrastructure: Woodland, Trees and Hedgerows
-  Ancient Woodland
-  Buffer to Woodland
-  Registered Parks & Gardens
-  National Forest Inventory
-  Priority Habitat
-  Existing Blue Infrastructure: Waterbodies, Rivers, Streams
-  Flood Risk
-  Intervisibility with Existing Residential Areas
-  High Quality Landscape Assets
-  Priority Linear Open Spaces
-  Andrewsfield Airfield
-  'A' Road
-  Existing Road through Site
-  Potential Vehicular Access
-  Potential Pedestrian Access
-  Sensitive Edge
- Visually Contained Site Edges
- Connection to Flich Way - Nation Cycle Route



Opportunities and Constraints Plan