

THE VISION FOR LAND OFF

COLCHESTER ROAD
BURES HAMLET

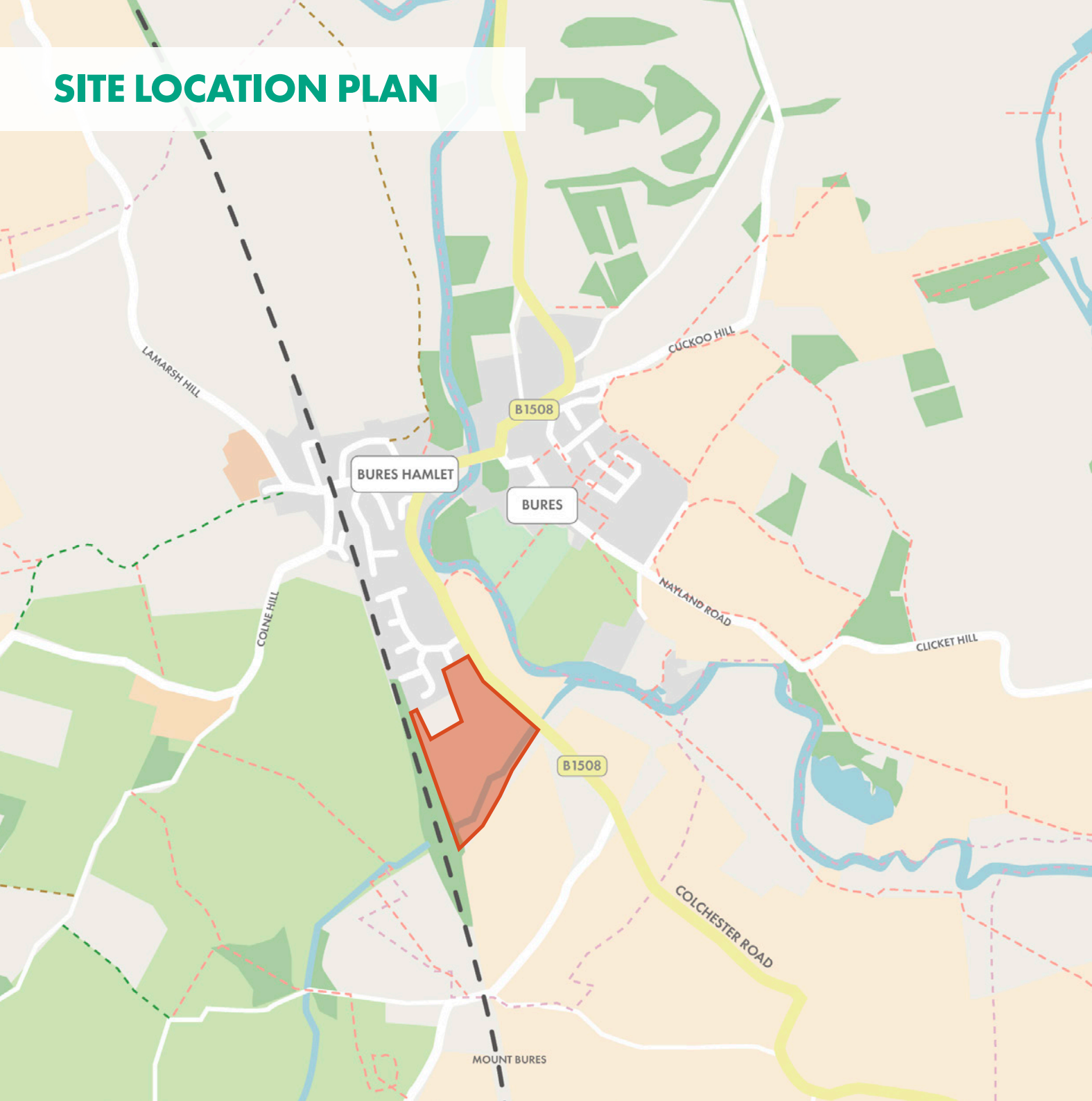




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SITE LOCATION PLAN



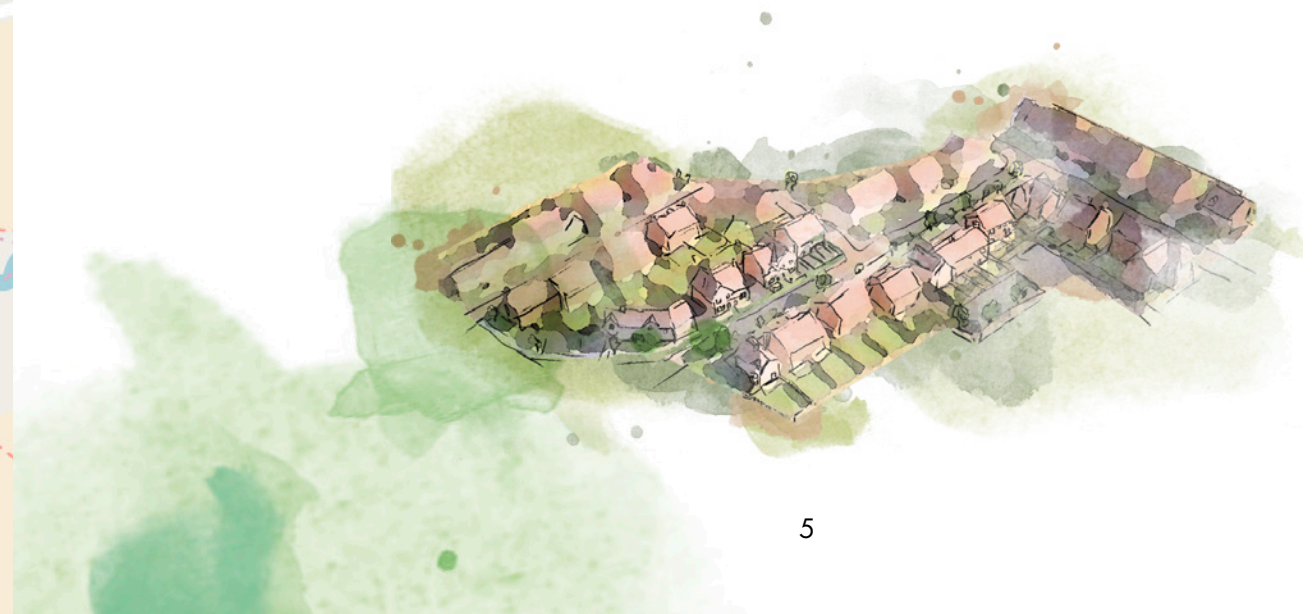
INTRODUCTION

Gladman Developments Ltd are working with the landowners of Land off Colchester Road, Bures Hamlet to promote the site for residential development. The 5.60 hectare site presents an ideal opportunity to create a sustainable, distinctive and attractive residential development, to address the village's and wider district's future housing needs.

The second planning application will seek outline planning consent for a high quality sustainable development comprising of the following;

- Residential development for up to 98 new homes.
- Green Infrastructure, including new areas of green space running throughout the site, retaining hedges and trees, creating a sustainable drainage system and the creation of a children's equipped play area.

This Vision Document demonstrates that there are no technical impediments or constraints that would preclude the development of the land, and its ability to provide contribute to the local housing need. The site is under the control of willing landowners, who actively wish to see the land brought forward for residential development.



THE NEED TO DELIVER NEW HOMES

National Need

Guidance and policy issued at all levels of Government has emphasised the importance of delivering more homes to tackle the housing crisis that currently faces the country.

In the foreword to the Housing White Paper, Fixing Our Broken Housing Market, Prime Minister Theresa May described how for far too long, too few homes have been built to keep the pace with a

growing population and household formation rates. Consequently, there is now a need to achieve a step-change in housing delivery, to tackle the increasing unaffordability and undersupply of housing that has arisen across England as a whole.

"I WANT TO FIX THIS BROKEN HOUSING MARKET SO THAT HOUSING IS MORE AFFORDABLE, AND PEOPLE HAVE THE SECURITY THEY NEED TO PLAN FOR THE FUTURE. THE STARTING POINT IS TO BUILD MORE HOMES ... WE NEED TO BUILD MORE HOUSES OF THE TYPE PEOPLE WANT TO LIVE IN, IN THE PLACES THEY WANT TO LIVE."

- PRIME MINISTER THERESA MAY



BRAINTREE'S PLANNING CONTEXT

Braintree District Council's Development Plan comprises the 'saved policies' of the Local Plan Review adopted in 2005 and the Braintree Core Strategy, adopted in 2011.

The current local plan drew up policies set out in a different planning policy context and reflected a lower housing need. The current housing need for the district is 716 dwellings per annum which is significantly higher than the requirement set out within the Core Strategy.

Braintree District Council are working on an emerging New Local Plan. This plan has been submitted to the Secretary of State for examination and hearing sessions took place earlier this year.

The Inspector's Section 1 post-hearing letter, published on 15th June 2018, identified a number of serious shortcomings in respect of soundness and legal compliance. Concerns were raised over the viability and deliverability of the three proposed Garden Communities.

The Inspector suggested 3 Options for the councils to remedy these failures;

- Remove the Garden Communities from Part 1 of the plan with a commitment to review the plan within 2 years;

- Suspend the examination process, to enable the Councils to complete the additional work that the Inspector requires; or

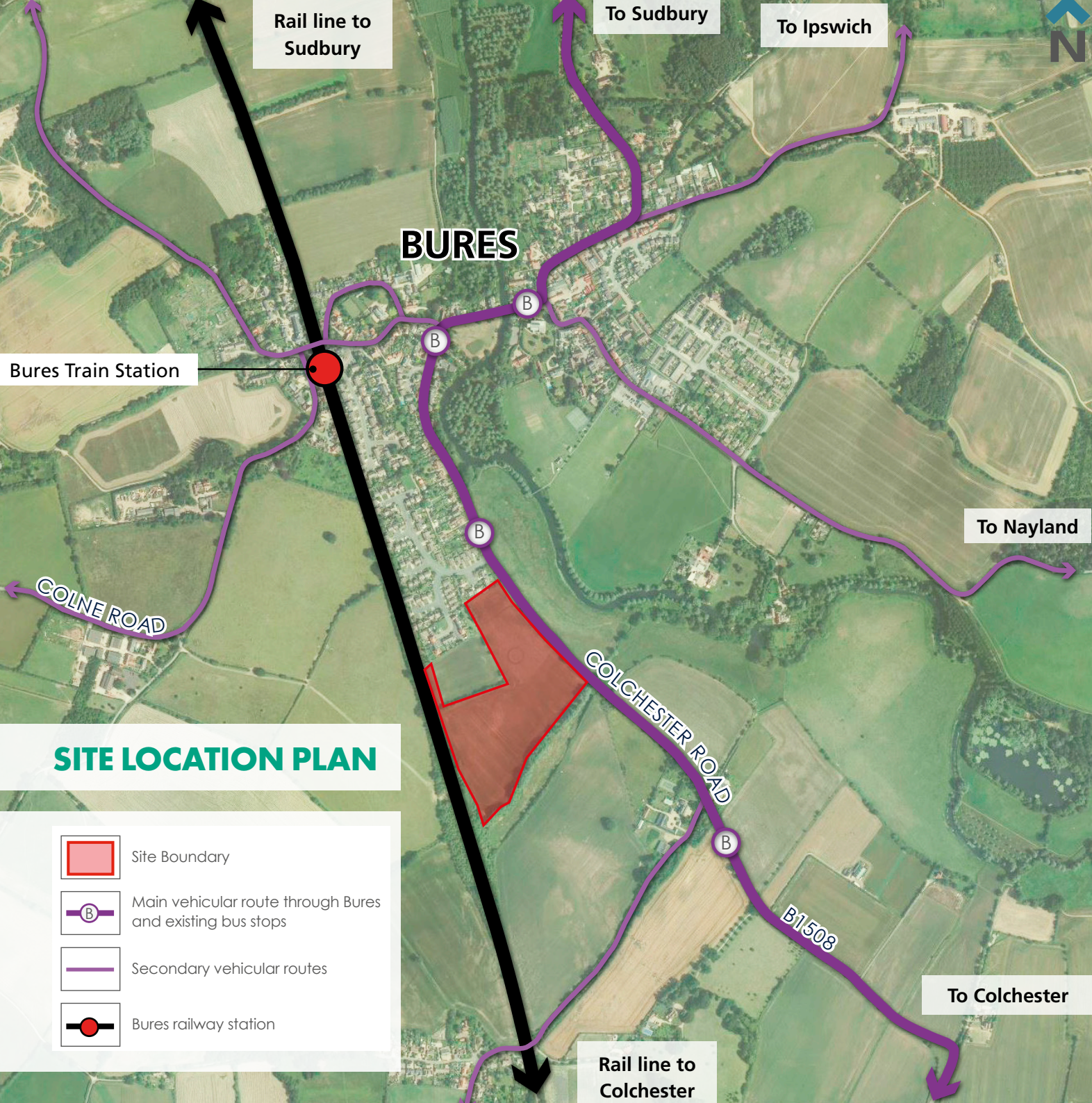
- Withdraw the plan altogether.

At the time of writing, it remains unclear as to which of the three Options above the North Essex Authorities (Braintree, Colchester and Tendring) will progress with. It is anticipated that a joint decision will be arrived at by the authorities in the coming weeks.

During the examination, the Inspector found that the emerging objectivity assessed need (OAN) for Braintree is appropriate. Based upon the OAN, Braintree District Council acknowledge that they cannot demonstrate a five year supply of housing. Given this, the Braintree District Council need to look to significantly boost the supply of housing by approving sustainable housing sites.

AERIAL LOCATION PLAN





SUSTAINABLE SITE AND SETTLEMENT

Location

The village of Bures Hamlet lies approximately 15km (9.5 miles) north-west of Colchester and 9km (5.5 miles) south of Sudbury. The B1508 runs through the village, providing easy access to both Colchester and Sudbury.

Bures Hamlet is a third tier settlement, located within Braintree District. A number of key services and facilities exist within the settlement which are all in easy walking and cycling distance of the site.

The local facilities within Bures Hamlet and Bures St Mary's include: a local shop, Post Office, Hairdressers, Deli, Pubs, GP Surgery, Primary School, Community Centre, Recreation Ground and a Train Station. Bures Hamlet is one of only 5 settlements within the district to have a train station and is therefore seen to be one of the most sustainable villages. The district has identified this through the emerging plan by identifying the settlement as a secondary village.

Train Station Destinations

Bures railway station is 960 meters north from the site. Details of services can be found in the table below.

Station	Destination	Frequency	First	Last (Return)	Journey Time
Bures	Sudbury	Hourly	06:13	23:26	8 mins
	Colchester	Hourly (1 change)	05:37	22:43	30 mins

Housing Need

Bures Hamlet has a population of 749 residents. In the Braintree District authority area population has increased by 28.2% and is expected to increase by a further 17.5% by 2039. In addition to the under supply of market housing, there has been a significant shortfall

in the delivery of affordable homes. The application site will deliver 40% affordable homes which equates to approximately 39 units.

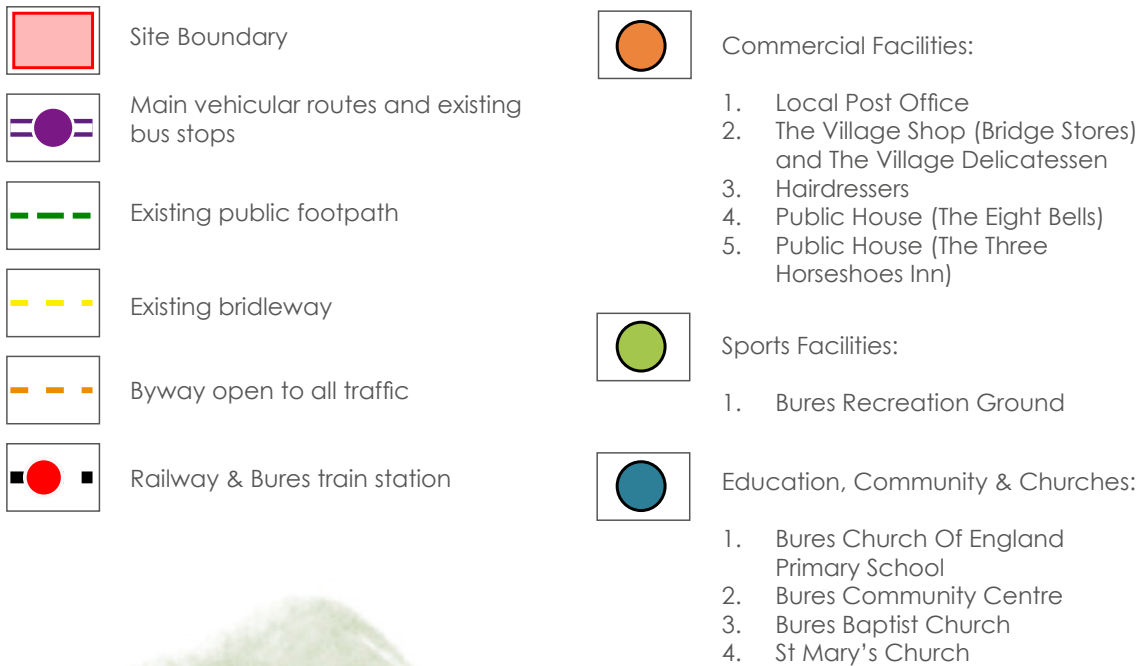
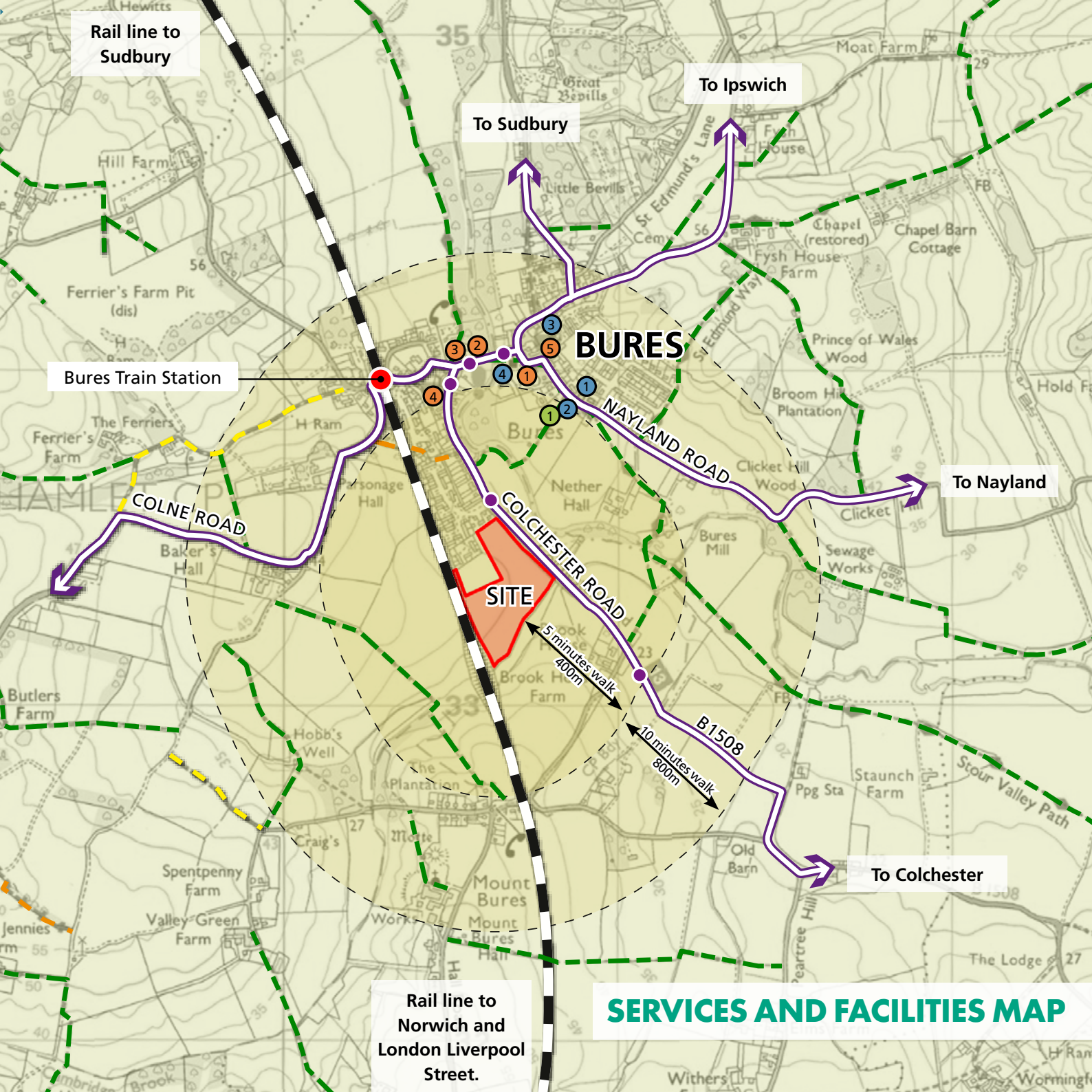
SITE CONTEXT

The site and the surroundings

The site measures 5.60 hectares and is located on the southern edge of the existing settlement of Bures Hamlet, west of Colchester Road. The site is bound to the east by a mix of dense scrub, outgrown hedgerow and self-sown trees. The properties along Normandie Way define the eastern portion of the site's northern boundary, whilst the western portion is defined by a band of hedgerow and trees. The northern portion of the site's western boundary comprises dew scattered trees and scrub.

An established band of hedgerows and trees run alongside the railway line to define the sites western boundary.

The village of Bures is divided by two civil parishes, Bures Hamlet and Bures St Mary. Gladman has previously consulted with the two parish councils on the first application, and will continue to seek their views on the amendments made in the second application proposal.



SERVICES AND FACILITIES MAP

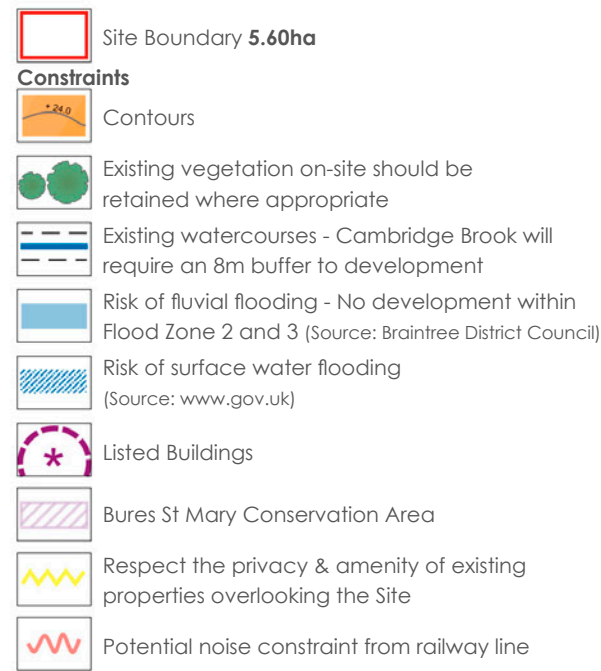
OPPORTUNITIES AND CONSTRAINTS PLAN



Opportunities and Constraints

As part of any development proposal, a multi-disciplinary team of specialist consultants have undertaken a series of detailed surveys and appraisals of the site and its setting. These technical studies of the site, have assessed the site's ability to accommodate a sustainable residential development, taking account of features and characteristics including landscape, heritage and highways access.

The findings to date have identified no significant issues that would prevent a sustainable and deliverable housing proposal from coming forward in this location. Details of specific opportunities and constraints will be explored below.



Access

It is proposed that the site will be accessed from Colchester Road towards the north of the site frontage. A vehicular access is proposed as a simple T-junction with a minimum carriageway width of 5.5m and 2m wide footways provide on either side of the access. Although the planning application is in outline, access is to be considered in full.

It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both the morning and evening peak periods with the proposed development traffic.

Essex County Council Highway Authority has confirmed that the access is acceptable in principle.

Topography and Drainage

The site falls gradually to the south eastern boundary a 21m Above Ordnance Datum (AOD). Therefore, the drainage system reflects the topographical characteristics of the site.

The majority of the site falls within the Environment Agency Flood Risk Zone 1 (i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding, or 0.1% chance of flooding). The south eastern corner of the site is located in Flood Risk Zone 3, of which no developable area will be located.

A site-specific Flood Risk Assessment (FRA) was completed for the site in December 2017. The report found that limiting development to Flood Risk Zone 1 would result in the site being compliant with EA guidelines and is suitable for development. The site access is demonstrated to have a hazard rating of 'Very Low – caution for all', therefore the site access would be acceptable in flooding terms.

The site incorporates a sustainable drainage system (SuDS) to manage and excess runoff from the development. The system will comprise of a detention basin designed to maintain runoff at pre-development rates. The SuDS feature will be located at the lowest point of the site in the south east.

This FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance.

The Lead Local Flood Authority did not have any objections to the proposed drainage strategy on the first application.

Archaeology

An Archaeology and Built Heritage Assessment has been undertaken on site. The archaeological assessment has identified that no designated assets of archaeological interest are present within the study site or the immediate vicinity.

The heritage report identifies a Bronze Age barrow within the site which was partially excavated, therefore some remains are likely to remain. The barrow within the site is considered to be commensurate to a non-designated heritage asset.

Heritage

Bures Hamlet Conservation Area, which contains 21 Grade II Listed Buildings is 225m north of the site. Although the site can be viewed from the conservation area, existing modern residential development outside the conservation area can already be viewed. The site therefore will not adversely impact the significance of the Bures Hamlet Conservation Area.

Bures St Mary Conservation Area is 110m east of the site on the eastern bank of the River Stour of Suffolk. The Conservation Area contains 37 Listed Buildings.

The Grade I listed Church of St Mary's the Virgin is 415m north of the site, within the conservation area. There is considered to be no harm to the significance of the Church of St Mary.

The Heritage Assessment found that there would be less than substantial harm at the lowest end of the spectrum on the Grade II listed Brook House and Bures St Mary's Conservation Area. Braintree District Council also found that the proposal contributed less than substantial harm, and should be weighed against the benefits of the scheme.

The Council agreed with Pegasus's assessment of the heritage harm and concluded that the benefits of the scheme would outweigh the less than substantial harm to the heritage assets.

Utilities

A Utilities Appraisal for the site has been completed. The site benefits from being located within the vicinity of existing electric, water and gas mains that could serve any new development. Full network capacity analysis

has been undertaken to assess if any networks need to be reinforced. In addition there is the potential to bring high speed fibre connections to the site.

Ecology

The site is comprised of an arable field with narrow field margins of limited intrinsic ecological importance. The site is bound by Cambridge Brook to the southeast, a wooded railway embankment to the southwest and hedgerows to the northeast and northwest. The site is currently used for agriculture. A specialist consultant was appointed to survey the site for protected species to ensure that we have comprehensively evaluated the site for ecology and wildlife.

Opportunities for ecological enhancement have been included in the scheme, with the potential to increase net biodiversity across the site through the introduction of green infrastructure. This will comprise of new publicly accessible greenspace, recreational paths and the retention of trees and hedgerows.

Agricultural Land

The development of the application site does not consist of an unacceptable loss of best and most versatile agricultural land (BMV). The majority of the application site is located on Grade 2 agricultural land, which a small part being Grade 3a. Notwithstanding that the

application site is only 5.6ha of BMV agricultural land and therefore does not consist of an unacceptable loss of BMV within the district given that the district has a high level of Grade 2 BMV land.

Landscape

The site is currently adjacent to the existing urban area of Bures Hamlet and can be seen as a continuation of the built development within the village. The proposal aims to retain notable existing landscape features, such as the boundary hedgerows and trees.

The site is not subject to any landscape quality designations and lies outside of the Green Belt, AONB or any Special Landscape Area. The site, nor the immediate landscape, contains any rare or unusual landscape features and so the Landscape

and Visual Impact Assessment prepared for the application concludes the site does not comprise a valued landscape.

CSA Environmental have completed a landscape and visual impact assessment for the site. This assessment identifies the site of being of medium landscape quality and value. The site is well contained by the railway line and Colchester Road. There are limited views from the AONB to the east and there are not any features which bring the site out of the ordinary.

Dedham Vale AONB

The Dedham Vale AONB and Stour Valley Partnership is promoting an extension of the AONB boundary which would extend over Bures Hamlet and Bures St Mary, extending north-west to the edge of Sudbury. The national process whereby the Secretary of State makes decisions based on Natural England advice

would remain in place and any change is likely to take some time to be approved. The AONB extension has not yet been considered by the Natural England board. The site and the village do not currently lie within the AONB.

THE VISION FOR THE SITE

Our Vision for the Site

Land at Colchester Road provides an opportunity for Braintree District Council to secure the delivery of a high quality residential development, where people will genuinely want to live and contribute to the future prosperity of the district.

It is anticipated that the site could be fully delivered within 4 years, once planning permission has been achieved. The land could support a range of house types, tenures and sizes, with an emphasis on supplying affordable and market housing to meet identified needs.

All homes within the development would be expected to achieve the highest standards of sustainable design and construction, in accordance with the local policy requirements and national building regulations. The building character and vernacular will be informed

by local building styles, but will also offer appropriate contemporary design solutions. A uniform character will be avoided – instead we will seek to create a distinct sense of place, by delivering varied yet complementary character areas throughout the site, which will present appropriate characteristics for their location and setting.

The creation of a comprehensive network of greenspace within and around the site will form a key component of any future proposals, helping to provide an attractive setting to the development, whilst also maximising recreational and amenity opportunities.



SITE CONTEXT

Drawing on the initial appraisal of the site's characteristics and the development vision, an Illustrative Development Framework Plan has been produced. This has evolved from initial conception, taking on board comments from the District Council, the Parish Councils, statutory consultees and members of the public.

The main changes to the indicative Development Framework Plan since the first application are as follows;

- Potential to provide a contribution for delivery of sports pitches which could include netball courts, a bowling green and recreation facilities on the Braintree District Council recreation land;
- Potential to extend the gardens of houses along Normandie Way backing onto the site, to increase connectivity of the site into the local vernacular;
- Increased Green Infrastructure to the south and southeast of the site, to create a landscape buffer and new amenity space; and
- New internal road layout to better connect the development and create vistas through the site.

The Development Framework Plan overleaf will provide a new starting point for further discussions with the Local Planning Authority and other local stakeholders, before a scheme is finalised.

Site Boundary 5.60ha

Proposed residential area: 3.05ha
(Up to 98 dwellings @ 32dph)

Proposed informal and amenity green space

Movement and Infrastructure

Proposed vehicular access point

Proposed spine street

Key spaces with priority for pedestrian movements

Sustrans National Cycle Route 13

Existing bus route and bus stops

Existing Public footpath

Potential location for road crossing to link to school footpath

Green Infrastructure & Recreation

Existing vegetation

Proposed tree and hedgerow planting

Proposed location for Local Equipped Area for Play (LEAP)

Proposed location for Garden Land

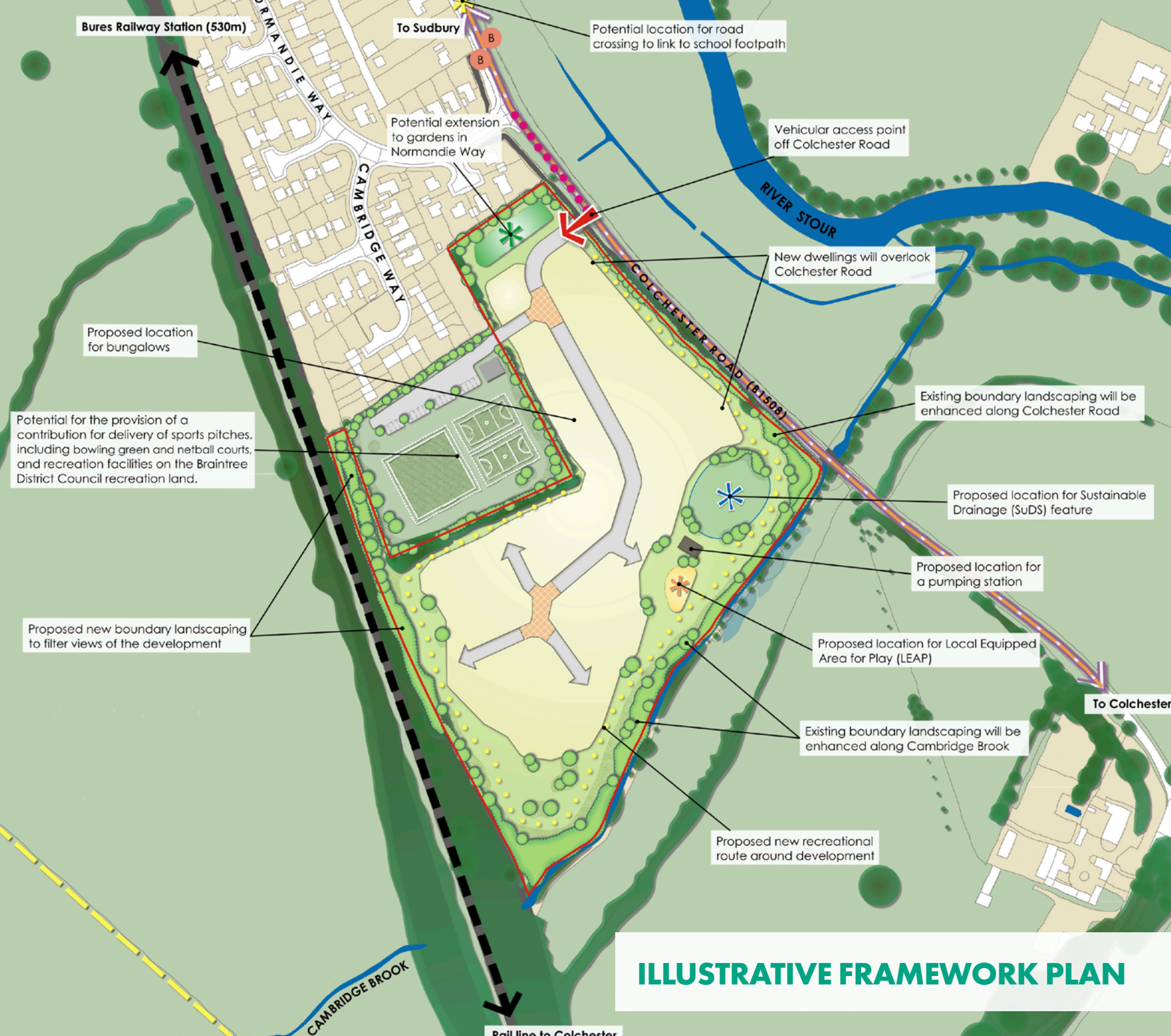
Proposed location for attenuation basin (SuDS) feature

Proposed location for a pump station

Proposed recreational route

Potential new public footpath

Existing watercourses



ILLUSTRATIVE FRAMEWORK PLAN

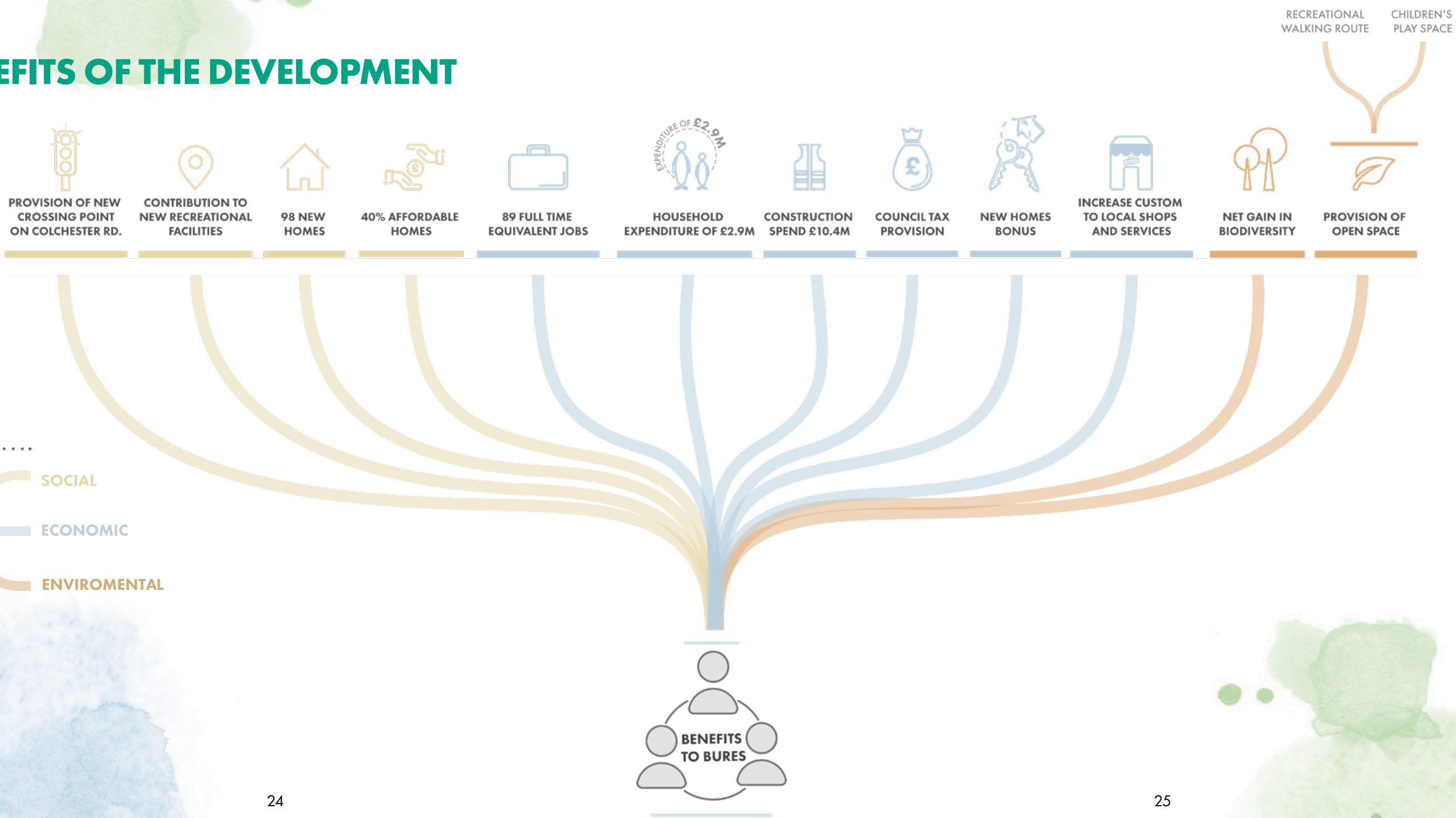
BENEFITS OF THE DEVELOPMENT

KEY
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SOCIAL

ECONOMIC

ENVIROMENTAL



DELIVERING SUSTAINABLE DEVELOPMENT

Land at Colchester Road represents a sustainable and deliverable solution to meet Braintree’s future housing needs. The development of the site has the potential to generate significant economic, social and environmental benefits, whilst supplying a wide range and mix of market and affordable housing. Any future development would comply with the National Planning Policy Framework’s three overarching objectives of sustainable development.

Social Objective

The development will result in social benefits to Bures Hamlet by:

- Delivering new market and affordable homes to meet local needs;
- The 40% of affordable homes to be delivered on site will reflect the tenure needed within the local village. 50% of the affordable homes will be rented and 50% will be shared ownership homes;
- Increasing potential opportunities for walking and cycling and walking in and around the site, with the potential for the creation of new cycle and pedestrian links into Bures;
- The delivery of a high quality, sustainable development, that has the potential to result in an attractive, well-designed and inviting place to live;
- Supporting the creation of a strong, vibrant and healthy community by the provision of attractive and well located open spaces, enhancing the standard of living for current and future residents; and
- Potential to deliver sports pitches which could include netball courts, a bowling green and recreational facilities on the Braintree District owned recreational land through a financial contribution.

Economic Objective

The development will add economic benefits including:

- Helping businesses to improve, grow and take on more staff by attracting people to move to, or stay in, the area through the provision of high quality housing;
- Provision of local construction jobs and the use of local construction suppliers during the construction of the site;
- Provide financial support to the Council through the new Homes Bonus and Council Tax receipts; and
- Bring increased spending power to the local economy following completion of the development, helping to support jobs within the district.

Environmental Objective

The development will deliver environmental benefits including;

- The delivery of on-site green space and the creation of a high quality landscape framework that has the potential to diversify the range of on-site habitats and result in net-biodiversity gains;
- The provision of a sustainable urban drainage system that will control water run-off, whilst supporting new habitats and ecosystems;
- The potential to deliver a betterment to the existing rate of water run-off from the site, to reduce the risk of flooding downstream; and
- The protection of current habitats on site.

Delivery

Gladman believe that Land at Colchester Road, Bures Hamlet, provides a viable, realistic and logical opportunity to help the council fulfil its future housing needs. There is an acceptance that further housing will need to be delivered to meet the District’s housing need. Bures Hamlet represents a sustainable location in which to deliver further housing growth.

Through this Vision Document it has been comprehensively demonstrated how the Land at Colchester Road now has the potential to support sustainable residential development:

- The site is in the control of willing landowners who are committed to progressing a proposal as soon as possible;
- In Gladman Developments Ltd, the site has the benefit of a promoter with the necessary experience and expertise to successfully guide a proposal through to implementation;
- The site has the ability to accommodate a high quality residential development that could be successfully assimilated into its landscape setting;
- The site is sustainably located in relation to Bures’ services and facilities, and benefits from good access to nearby higher order settlements by sustainable modes of transport; and
- There are no technical impediments or environmental constraints that could not be addressed through a sensitive and successful design, to deliver a high quality proposal in this location.

