



**COUNTRYSIDE**

Places People Love

## **Station Road West Horndon**

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Rosa Etherington**

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**Presented by: Countryside Properties**  
**Date: 11<sup>th</sup> November 2015**



SECTION

01

ABOUT COUNTRYSIDE

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# Delivery and Commitment

- We build **homes and new communities**
- Expertise in housebuilding and an understanding of what makes a **successful place**
- Proven track record of **delivery** and **high quality** schemes
- Winner of numerous awards
- Experience of working with **existing communities**
- **Locally based since 1958**
- **Long term commitment** to strategic developments
- A **collaborative** approach
- Land, planning and technical skills needed to deliver major residential-led developments.



# Place Making and Creating Communities

We create places and communities of lasting value through master planning, exceptional landscaping and infrastructure

- Landscape-led approach
- Sensitive use of planting and open space
- Social Infrastructure
- Places of character and high quality
- Early impact streetscape and landscaping



Successfully promoted and delivered developments on Strategic sites for over 25 years

# Great Notley Garden Village



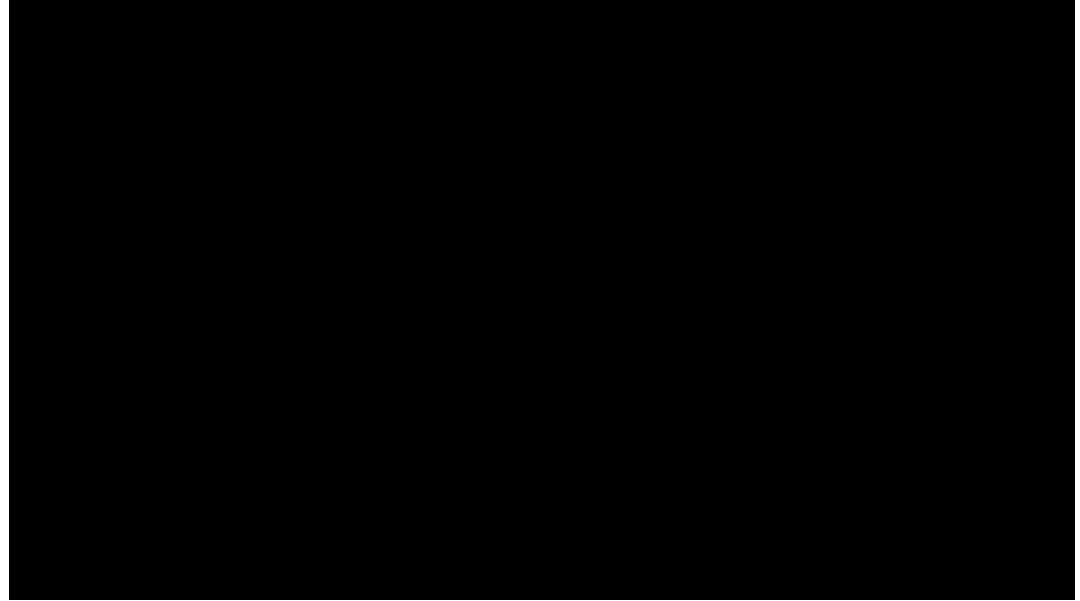
- 2000 houses
- A 100 acre country and 3 strategic playgrounds
- An extension to the existing Primary school and second primary school site
- Community Association and Village Liaison Group
- Network of pedestrian and cycle ways

# St Michael's Mead, Bishop's Stortford



- **Around 900 family dwellings**
- **Neighbourhood centre with a medical centre, day nursery and convenience store**
- **20 acre country park to the north of the site**
- **54 acres of parkland located to the south of the site with playing fields, woodland and a lake**

# Wickhurst Green, Horsham



- **900 family homes**
- **New primary school, sports pitches, neighbourhood centre and parish office**
- **Allotments and formal sports pitches including a pavilion.**
- **New ecological habitat creation**
- **New A24 Junction and Dual carriageway link road**

# Land West of Rayleigh

- Around 500 dwellings
- Medical centre
- Retail
- public house / restaurant
- 80 Bed Care Home
- Parkland to form buffer

## S106 Package

- 35% affordable dwellings
- Land for Primary or contributions
- Contributions for off site highway improvements
- Enhancements to existing footpath
- Enhancements to public transport
- Health care facility on-site or contributions to existing





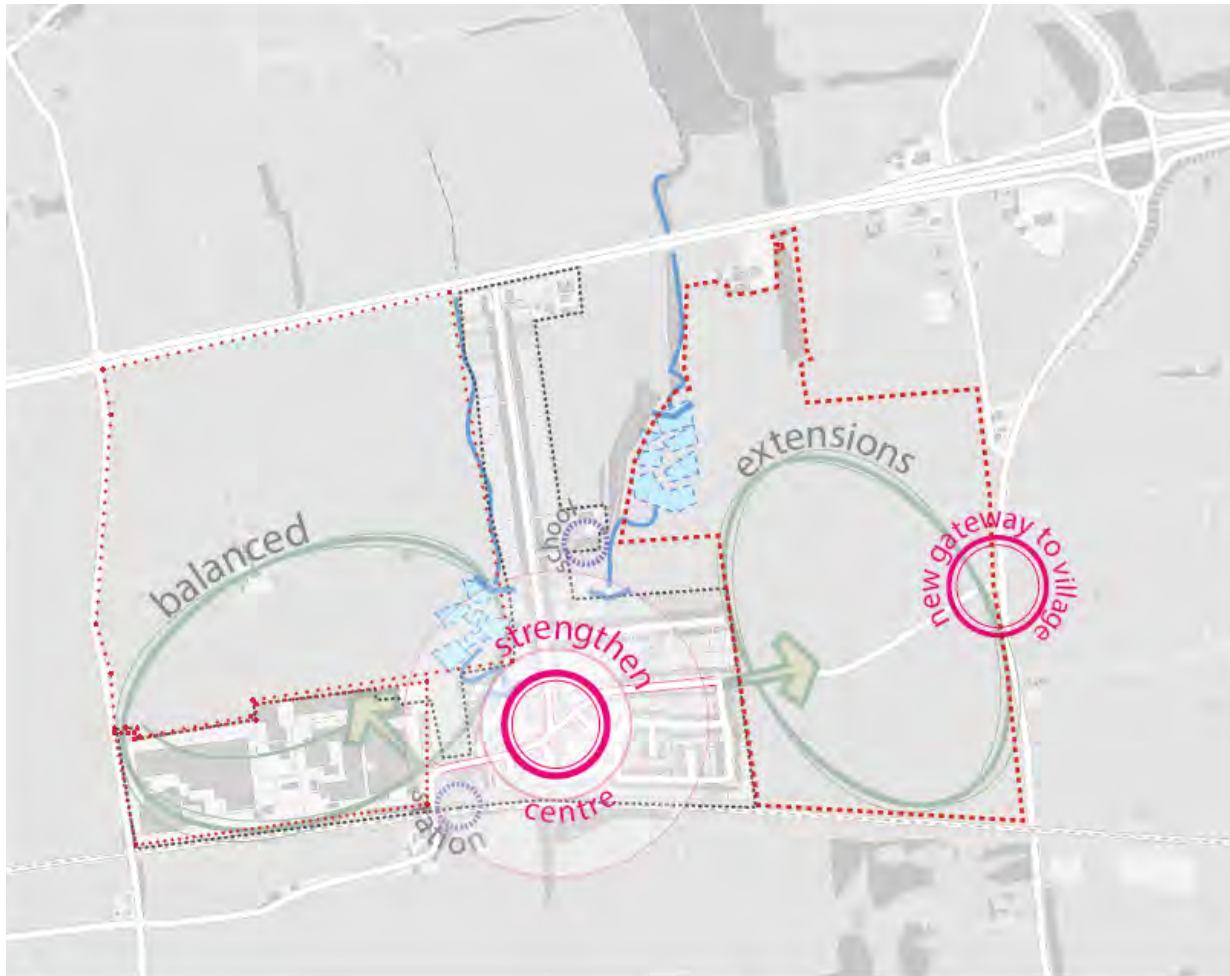


# SECTION 02

PROPOSALS FOR STATION  
ROAD

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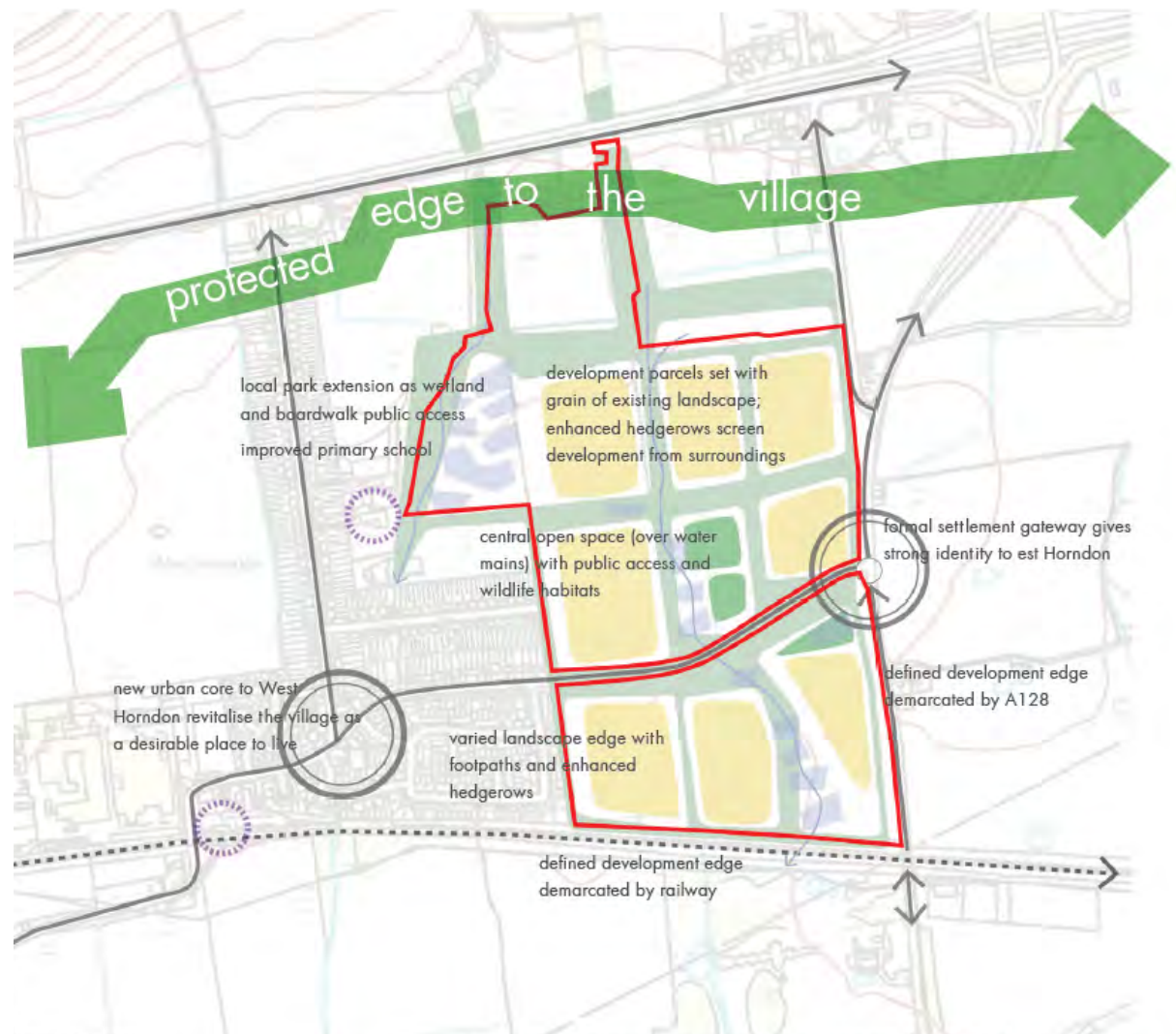
# West Horndon: Opportunity for a Balanced Development



- **Balanced and sustainable expansion**
- **Greater opportunities for place making**
- **Infrastructure Improvements**

# Guiding Principles for Station Road

- Strong identity to WH
- Protecting village edge
- Connectivity
- Access
- Drainage
- Open Space
- Revitalising the village
- Mitigating impact
- New gateway
- improve ecological biodiversity




# Initial Concept Plan

Countryside Properties Ltd  
 Proposed development at West Horndon,  
 Brentwood, Essex  
**Preliminary masterplan**

November 2015

## legend

-  site boundary
-  existing buildings
-  existing station
-  countryside properties development parcels
-  E & A development opportunity site
-  roads
-  proposed footpath
-  existing PROW/link
-  potential vehicular/bus/cycle links to E & A site
-  existing trees and hedgerows
-  proposed trees and hedgerows
-  proposed specimen trees/orchard
-  LEAP/LAP
-  sports pitches
-  amenity grassland
-  bunding
-  flood attenuation basin
-  water features
-  stream/drainage channel
-  allotment garden
-  gateway feature area

scale  
 0m  200m



Rummey design



# Improvements to West Horndon Village

- Contributions towards improving 'heart' of village
- New gateway feature
- Extension to existing school/ medical centre or new facility
- Affordable housing
- Improved accessibility and connectivity
- Greater provision of accessible POS
- Improved Station parking
- Disabled access to Station platform
- Pedestrian Crossing
- Improved bus provision and frequency



# Conclusion

- Countryside track record of delivering high quality strategic schemes
- New communities with genuine a sense of place and integration with existing villages
- Delivery of much needed quality housing to the borough
- Development early on in the plan period
- Delivery of new open space, recreational facilities, primary school, new connections to wider countryside
- Improvements to the village

