

MARCH 2019

## VISION STATEMENT

# LAND NORTH OF WOOLLARD WAY, BLACKMORE DRAFT POLICY R25



## **QUALITY ASSURANCE**

**Site name:** - Land North of Woollard Way, Blackmore

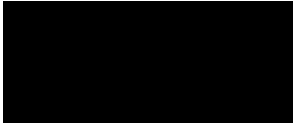
**Client name:** - Anderson Group

**Type of report:** - Vision Statement

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**Prepared by:** - Helen Davies

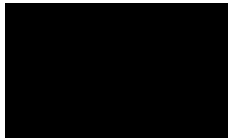
**Signed:**



**Date:** - 19.03.2019

**Reviewed by:** - Danielle Percy

**Signed:**



**Date:** - 19.03.2019

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# 1.0

## **INTRODUCTION**

This section of the document provides an overview of the framework used to develop the Masterplan vision and delivery of the proposed site in Blackmore Village.

## **1.1 INTRODUCTION**

**This document is a Vision Statement for land north of Woollard Way, Blackmore, Essex.**

### **PURPOSE OF THE DOCUMENT**

On behalf of the Anderson Group, this document has been prepared to support the proposed re-development of an enclosed area of land immediately adjacent to the northern edge of the village.

The masterplan follows a process of assessment and evaluation to establish site opportunities and constraints, followed by development of a masterplan strategy, illustrative masterplan and development area brief.

The Statement demonstrates that the site could accommodate in the reign of 50 new dwellings and that the proposed allocation in Brentwood Borough Council's emerging Local Plan is deliverable.

### **DOCUMENT STRUCTURE**

#### **SITE AND CONTEXT:**

A description of the site in its local and wider context, highlighting local amenities, including schools, healthcare and transport connections.

#### **PLANNING POLICY CONTEXT :**

This section provides a summary of the planning and Green Belt policy in relation to the site.

#### **BASELINE STUDY:**

An assessment of the site's mapping data including a visual study, landscape character area, designations, significant vegetation, topography and visual envelope, flood risk to determine the key considerations of the site.

#### **TECHNICAL EVIDENCE:**

The section provides a summary of the studies undertaken for: ecology, heritage, transport and infrastructure.

#### **MASTERPLAN STRATEGY:**

A strategy masterplan and subsequent illustrative masterplan, indication of open space provision and indicative development area brief.

#### **CONCLUSION:**

This chapter concludes the findings of the report, providing a summary of the site for potential development.





Figure 1. Site Location



## 1.2 ABOUT ANDERSON GROUP

Anderson Group is an Essex-based development and construction firm with an exceptional **track record of delivery** across the south-east.

As a local and privately-run company, Anderson Group is committed to bringing-forward a scheme of exceptional quality; Blackmore is one of Essex's most unique and attractive villages, and our client is determined to ensure that the emerging design proposals have full regard to the village's prevailing character and its intrinsic sense of place.

Anderson Group was established in 1987 as a groundworks specialist, and it has grown considerably over the past three decades – now employing over 400 local staff, which means that all of its schemes are given dedicated attention from concept to completion. In the coming months, Anderson Group will be engaging with the local community, and its elected representatives, to ensure that existing residents have a genuine opportunity to shape the emerging proposals for this important extension to the village.



Figure 2. Chigwell Grove

## HOUSING AND SPECIALIST EDUCATION FACILITIES AT CHIGWELL GROVE

A new state-of-the-art education and training centre for the National Autistic Society on the former Tottenham Hotspur training ground. The delivery of the school was enabled by the construction and sale of 60 new homes through funds raised by the Anderson Foundation.



Figure 3. Luxborough Lane, Chigwell (Chigwell Masterplan inset)



## NEW FAMILY HOUSING AT THE ROOKERIES, NINE ASHES

The Rookeries is a development of 8 spacious semi-detached homes located in the heart of the Essex Countryside. The development is located on the edge of the village of Nine Ashes, located approximately 1.5km from the proposed development site.



Figure 4. The Rookeries



Figure 5. Chigwell Grove





Slow  
Ducks  
Cafe





# 2.0

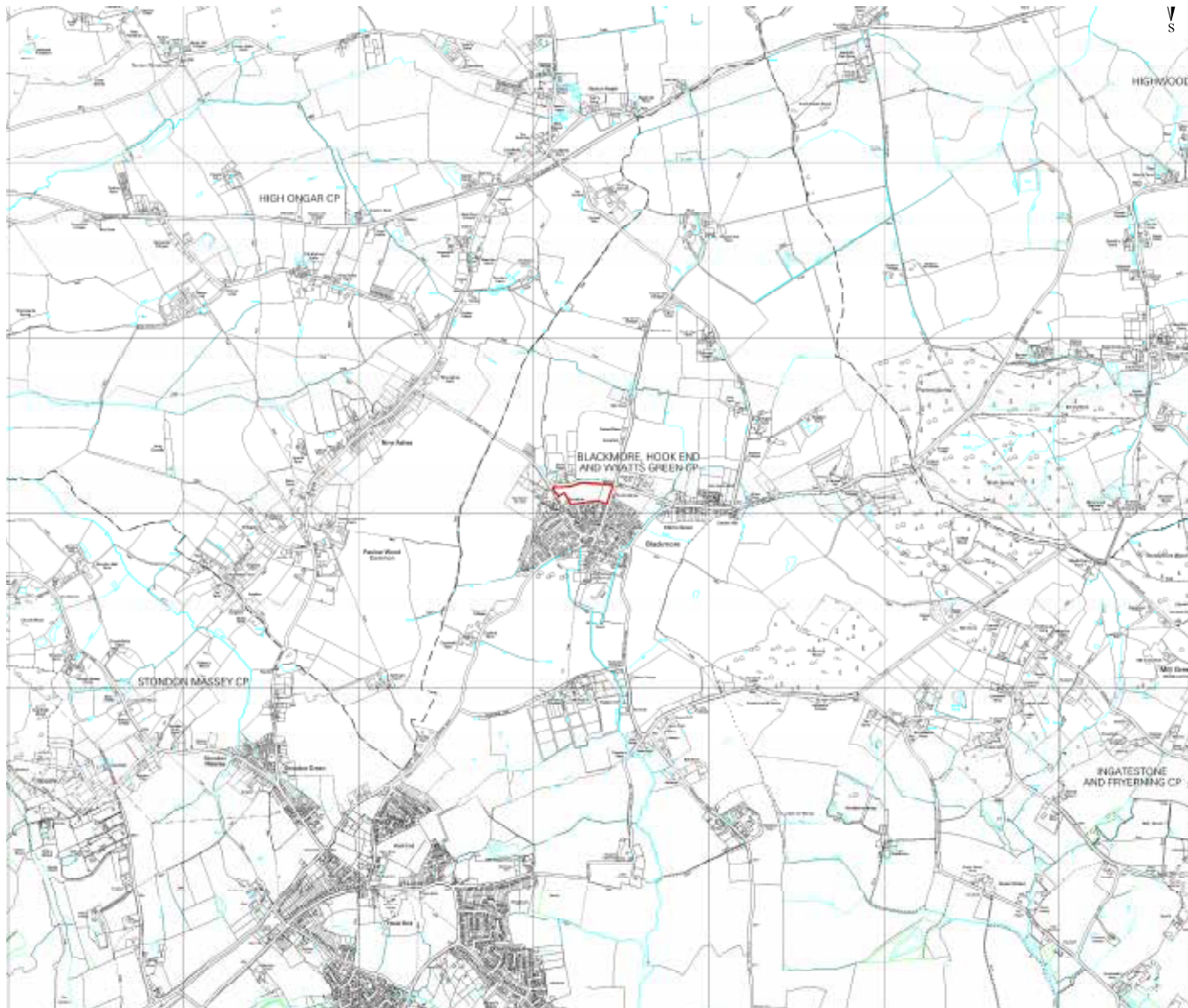
## **SITE AND CONTEXT**

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This section of the document gives an overview of the site location, local amenities and wider connectivity to support the site as a highly sustainable location for development.



## 2.1 SITE LOCATION



Blackmore village in the county of Essex, is located approximately 5km east of Chipping Ongar and 7km north of Brentwood. The village is located within the borough of Brentwood.

The village is surrounded by countryside which is designated Green Belt.

Figure 6. Site Location



The site is located to the north of Blackmore village, on land immediately adjacent to the settlement edge.

The site comprises two pastoral fields separated by an overgrown hedgerow. The site is bordered to the south by residential properties on Woollard Way, by Redrose Lane along the northern boundary, by Nine Ashes Road along the western boundary and by Fingrith Hall Lane along the eastern boundary.

The areas to the south, south-east and south-west comprise residential development and the cluster of buildings to the north-west also comprise residential dwellings. There is a school and the village hall to the west and a farm to the north. The site is therefore located on the rural/urban fringe of the village and is mainly seen in the context of existing built development.

The key site statistics are as follows: -

- Site Area: 3.30 hectares;
- Site access is via Redrose Lane (off Nine Ashes Road); and
- The site is located on the northern edge of the village, adjacent to the existing settlement.

Figure 7. Aerial Location Plan





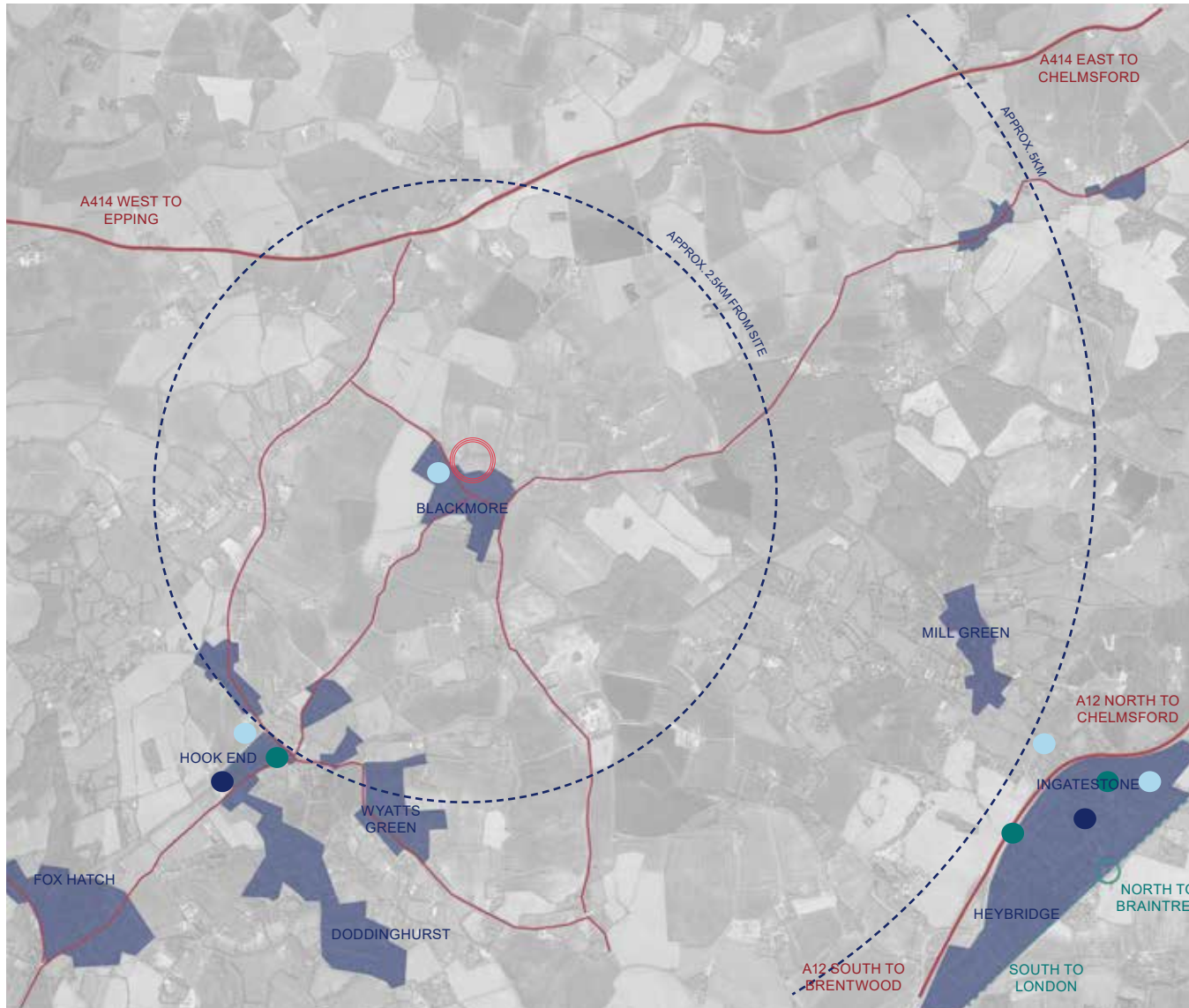
**LEGEND**

- Site Boundary (3.30ha)
- Blackmore Conservation Area
- 1 St Laurence Church
- 2 Blackmore Baptist Church
- 3 Blackmore Primary School
- 4 Village Hall
- 5 Blackmore Post Office
- 6 Local Shop
- 7 The Prince Albert (PH)
- 8 The Leather Bottle (PH)
- 9 Blackmore Tea Rooms
- 10 The Bull (PH)
- 11 Megarrys Antiques and Teashop
- 12 Blackmore Sports and Social Club
- Bus Stops with routes to Chelmsford, Brentwood and Ongar

Figure 8. Local Amenities



## 2.4 WIDER CONNECTIVITY PLAN



Blackmore village is well connected to the road network via the A414 and A12, providing routes to Chelmsford (21mins), Brentwood (15mins) and Epping (25mins).

The closest train station is in Ingatestone approximately 5km from the site. Services run to London Liverpool Street (30mins), Braintree (35mins), Chelmsford (7mins) and Shenfield, for Crossrail (6mins).

### LEGEND










-  Approximate Site Location
-  Distance from site
-  Settlement
-  Healthcare Facility
-  Primary School
-  Secondary School
-  Train Line
-  Road
-  Ingatestone Train Station

Figure 9. Wider Connectivity Plan





# 3.0

## PLANNING POLICY CONTEXT

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This section of the document gives an overview of the framework used to develop the Masterplan vision and delivery of the proposed site.



### INTRODUCTION

Brentwood Borough Council's adopted Development Plan comprises the Saved Policies of the Brentwood Local Plan (2005). The National Planning Policy Framework is a relevant material planning consideration, as is Brentwood Borough Council's emerging Local Plan. The emerging Local Plan is currently at the Pre-Submission Stage, which is the final stage of statutory consultation before it is submitted to the Secretary of State for examination.

### NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

The National Planning Policy Framework was updated in February 2019 following its original publication in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. In respect of design, it identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It advises that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place; and optimise the potential of sites to accommodate and

sustain an appropriate amount and mix of development.

### BRENTWOOD LOCAL PLAN (2005) SAVED POLICIES (2008)

The adopted Local Plan has been in place since 2005 and it designates the site as Green Belt. However, it only covers the period up to 2011 and the policies of relevance to the delivery of housing are out of date. Brentwood Borough Council is currently preparing a new Local Plan which will supersede these saved policies once it comes into force.

### BRENTWOOD'S EMERGING LOCAL PLAN

Brentwood Borough Council is in the process of preparing a new Local Plan. Once it comes into force it will cover the period up to 2033. The new Local Plan is currently at the regulation 19 Pre-Submission consultation stage which is the final stage before submission to the Secretary of State.

The Plan identifies an annual housing need of approximately 380 dwellings per year, based on the Strategic Housing Market Assessment (October 2018). To allow for additional housing supply in the Borough to be maintained throughout the Plan period, a 20% uplift is applied to this figure to give an annualised housing target of 456 dwellings per year. This equates to a total of approximately 7750 new dwellings, approximately 27% of which would be met on brownfield land.

To meet this need, Brentwood Borough Council proposes the sequential identification and use of land for development. This includes the release of some Green Belt land because there is insufficient available brownfield land to meet this objectively assessed needs requirement.

To help meet local needs, the Plan proposes to apportion 123 new homes to the Larger Villages, of which 70 would be in Blackmore on sites that would be released from the Green Belt. Development of Green Belt sites in the Larger Villages including Blackmore would equate to 1% of the Borough's total housing need.

The emerging Local Plan proposes to allocate sites to meet housing needs in the Green Belt under Policy NE13. They will be released from the Green Belt to allow development to take place and provide new defensible boundaries to protect the open countryside for future encroachment. Land north of Woollard Way, Blackmore is proposed for allocation under draft Policy R25.

## 3.1 PLANNING POLICY CONTEXT



Figure 10. Extract from site allocation for Land north of Woollard Way, Blackmore

### POLICY R25: LAND NORTH OF WOOLLARD WAY

Land north of Blackmore, as shown in Appendix 2, is allocated for housing development. Development proposals should consider the following:

#### A. Amount and Type of Development

- a. provision for around 40 new homes of mixed size and type;
- b. a minimum of 25% of the proposed dwellings to be reserved for people with a strong and demonstrable local connection or those over 50 years of age. These dwellings should comprise affordable housing. A person with a strong local connection should meet one of the following criteria:
  - i. existing local residents requiring separate accommodation; or
  - ii. close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or
  - iii. people whose work provides an important and necessary local service.

In the context of this policy “local” means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.

#### B. Development Principles

- a. vehicular access via Redrose Lane;
- b. provision for pedestrian and cycle connections;
- c. provision for public open space; and
- d. heritage assessment taking account of archaeological potential for the historic settlement of Blackmore.

## 3.2 GREEN BELT POLICY

### BACKGROUND

Green Belt covers almost 13% of England's landscape, with the London Metropolitan Green Belt comprising 3.7% of land in England. It overlaps many local authority areas including Brentwood Borough, which is located entirely within the Metropolitan Green Belt.

Land north of Woollard Way, Blackmore is currently located within the Green Belt. The following policy and evidence base documents guide the approach to planning for new development in the Green Belt.

### NATIONAL PLANNING POLICY FRAMEWORK, FEBRUARY 2019 (NPPF)

The NPPF highlights the great importance of Green Belt policies in preventing sprawl by safeguarding open land. Openness and permanence are the important characterising of the Green Belt. The NPPF identifies five specific purposes of the Green Belt:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The NPPF states that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans (paragraph 136).

When drawing up or reviewing Green Belt boundaries, the need to promote

sustainable patterns of development should be taken into account (paragraph 138).

When defining Green Belt boundaries, plans should, *inter alia*, not include land which it is unnecessary to keep permanently open; and define boundaries clearly, using physical features that are readily recognisable and likely to be permanent (paragraph 139).

### BRENTWOOD REPLACEMENT LOCAL PLAN (2005), SAVED POLICIES (2008)

The Local Plan sets out a series of policies that 'aim to maintain the extent, character and openness of the Borough's countryside.' It says that the adopted 1995 Local Plan defined first-time boundaries around the smaller built up areas of Blackmore and other villages. Based on national guidance provided by the then PPG2, it says that the Green Belt boundaries defined in the Plan should only be altered exceptionally. Where the existing Local Plan is being revised and updated existing Green Belt boundaries should not be changed, unless alterations to the structure plan or other exceptional circumstances exist, which necessitate such revision. In undertaking a review of the Green Belt boundaries in 2005, as a consequence of the conclusions of the Urban Capacity Study, Brentwood Borough Council considered that there was no requirement to undertake significant amendments to the Green Belt boundary at that time.

### BRENTWOOD EMERGING LOCAL PLAN

The Council recognises that exceptional circumstances exist and warrant the release of Green Belt land to accommodate the Boroughs housing need. It would not be possible to meet such need without the release of Green Belt land.

### EVIDENCE BASE

Brentwood Borough Council has commissioned evidence to underpin the policy choices proposed in the emerging Local Plan.



## GREEN BELT STUDY, 2018 (CRESTWOOD ENVIRONMENTAL)

The Green Belt Study identifies and assesses parcels of land against the Green Belt purposes. Such conclusions relate solely to Green Belt aspects only, but feed into Brentwood Borough Council's overall assessment of a land parcel's suitability for release for development. The Study is split into two main parts; assessment of land parcels; and assessment of individual sites considered for development.

Under the first part, Land north of Woollard Way, Blackmore, is identified as falling within study parcel 2 "North of Blackmore" - refer to figure. 11 below.

Parcel 2 is attributed a "moderate" overall contribution to Green Belt purposes. In the context of the other approximately 70 parcels assessed, this parcel is considered to be one of the least sensitive because many others are attributed moderate, moderate to high, or high overall contribution to Green Belt purposes.

Under the second part, Land north of Woollard Way is considered alongside the neighbouring site to the east under reference numbers "076 & 077" - Refer to figure 12.

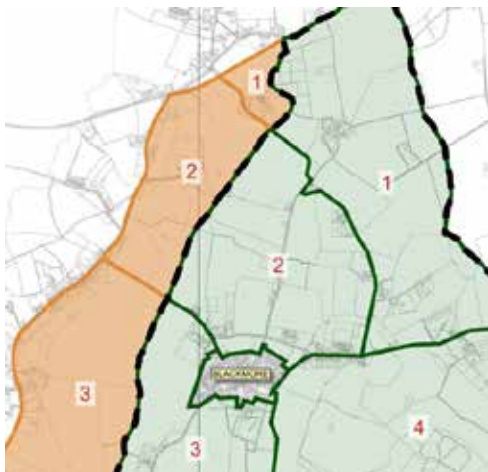


Figure 11. Parcel 2 – North of Blackmore

The site is attributed a "moderate" overall contribution to Green Belt purposes. It is noted as being "situated to the north of the residential areas of Blackmore and there is some containment offered by Redrose Lane which would be the absolute northern limit of Blackmore. Development would not lead to any coalescence with other towns/villages. Some countryside encroachment but separation to other urban areas retained."

This site is sequentially preferable to competing sites given it's boundaries are strong, physical features and its strong spatial relationship with the existing settlement.

In conclusion, the emerging Local Plan recognises that exceptional circumstances exist and that there is a requirement to release Green Belt land to accommodate the Borough's housing need. The Green Belt Study recognises that Redrose Lane would represent the absolute limit to the northern boundary Redrose Lane because it is a strong defensible boundary. Release of Land north of Woollard Way from the Green Belt would therefore be justified.

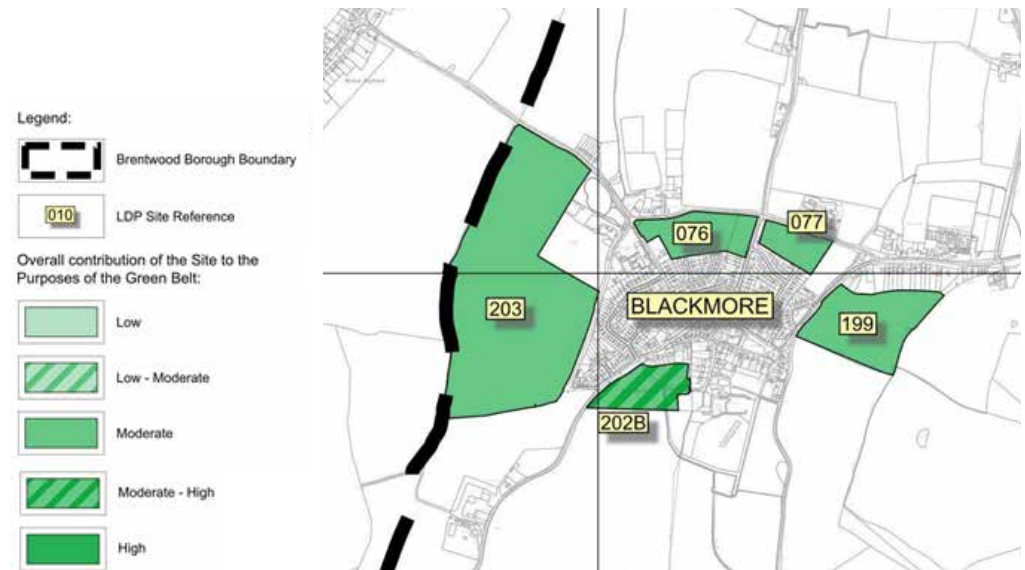


Figure 12. Map extract showing sites 076 & 077 and other sites around Blackmore





# 4.0

## **BASELINE STUDY**

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The baseline mapping study of the site includes: visual study, landscape character area, designations, significant vegetation, topography and visual envelope, flood risk in order to inform the constraints and opportunities of the site.



## 4.1 VISUAL STUDY



Figure 13: Map indicating existing site views 1-4



Figure 14. View 1 - from eastern end of Woollard Way



Figure 15. View 2 - from western end of Woollard Way



Figure 16. View 3 - from Nine Ashes Road

- 1 View from north-eastern end of Woollard Way into the south of the proposal site.
- 2 View from north-western end of Woollard Way into the south of the proposal site.
- 3 View from Nine Ashes Road into the western end of the proposal site.





Figure 17. Map indicating existing site views 4-6



Figure 18. View 4 - from Redrose Lane into north-western part of site



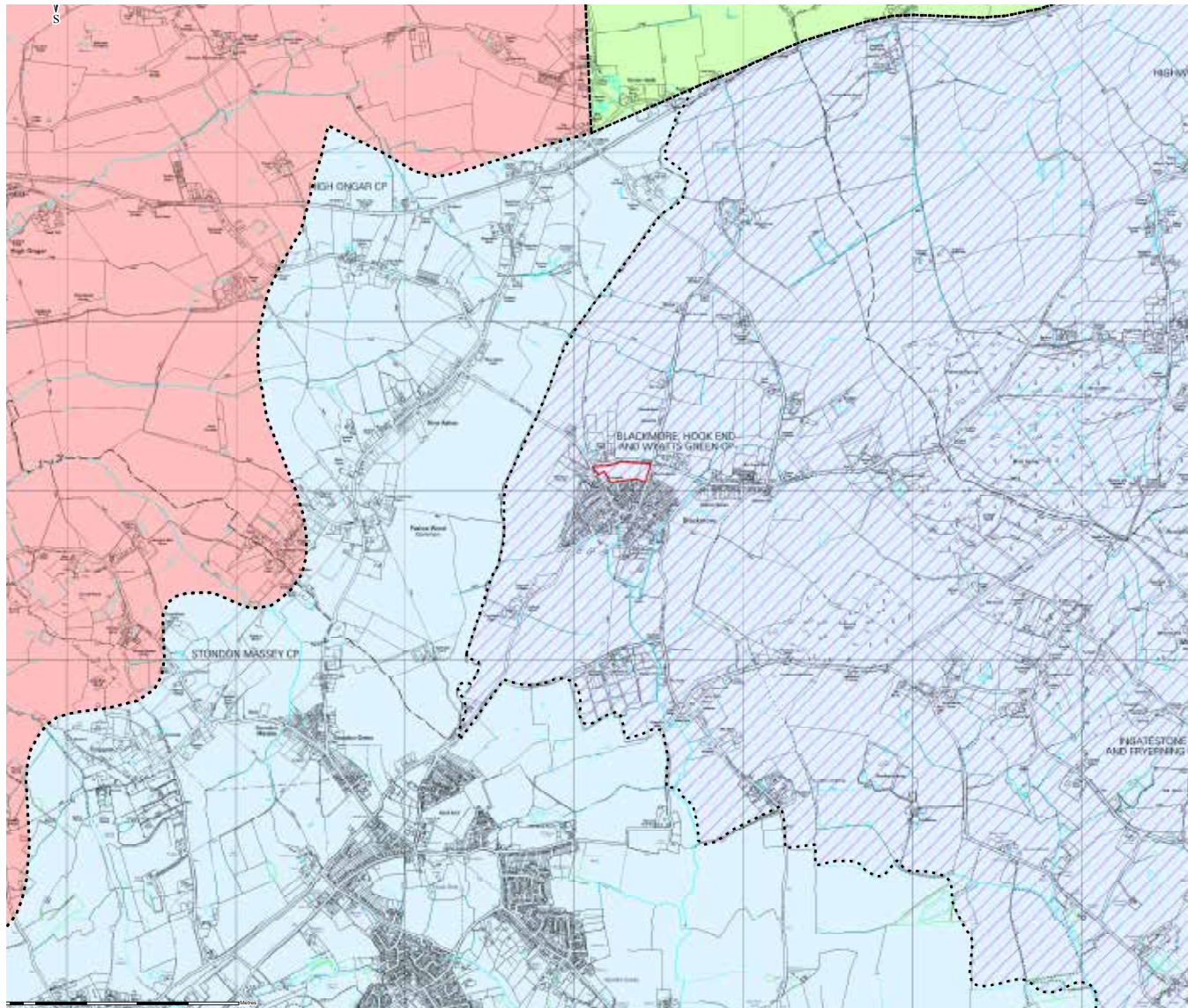
Figure 19. View 5 - From Redrose Lane into north-eastern part of site



Figure 20. View 6 - From Fingrith Hall Lane

- ④ View from Redrose Lane into the north-western part of the proposal site.
- ⑤ Views from Redrose Lane into the north-eastern part of the proposal site.
- ⑥ View from Fingrith Hall Lane into the eastern part of the proposal site.





The site is located within the Brentwood Hills Essex Landscape Character (2003), which is summarised as follows:

- Woodland dominated hills and ridges on a belt of Bagshot/Claygate Beds and other sand and gravel formations, stretching through Essex from Epping Forest to Tiptree.
- Wooded commons with ancient and secondary woodland defined by peripheral medieval wood banks.
- Well hedged landscape, with large areas of ancient, semi-natural woodland.
- Historically scattered and fairly sparse settlement pattern, overlain in parts by expanding modern suburban development of historic market towns.
- Within this area, appropriate new development should ensure that it responds to historic settlement pattern and uses materials, which are appropriate to local landscape character. Such development should be well integrated with the surrounding landscape.

### LEGEND







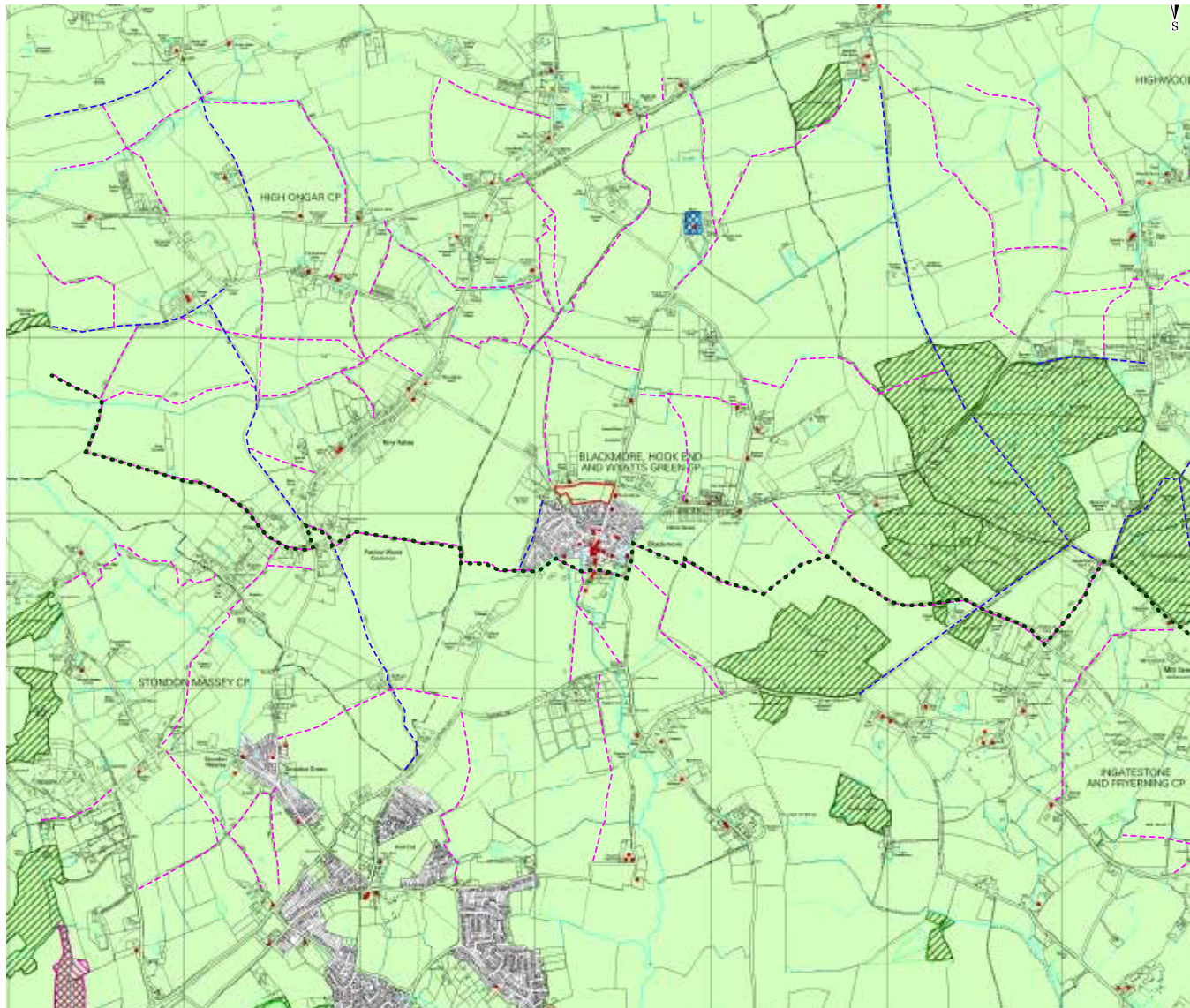
-  Red Line Boundary
-  Brentwood Landscape Character
-  Blackmore Wooded Farmland
- Essex Landscape Character Areas**
-  Brentwood Hills
-  Central Essex Farmlands
-  Roding Valley

Figure 21. Landscape Character



## 4.3 DESIGNATIONS



Public Rights of Way include St. Peters Way Long Distance Footpath which aligns along the southern extent of Blackmore.

There are a number of public footpaths to the north and south of the village although none of these cross through the site boundary.

Within the village there are a number of Listed Buildings and assets located within Blackmore Conservation Area, most of which are Grade II Listed. The Church of St Laurence, located on the southern edge of the village is Grade I Listed.

The site is located within the Green Belt. Pockets of Ancient Woodland are located within the surrounding landscape, which is characteristic of the area.







-  Proposed Development Site
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Ancient Woodland
-  Green Belt
-  Scheduled Ancient Monument
-  SSSI
-  Footpath
-  Bridleway
-  Recreational

Figure 22. Designations



The northern, eastern and western boundaries are marked by intermittent hedgerows with gaps and some small trees.

The southern boundary is marked by a mix of hedgerows generally in poor condition and a range of fencing.

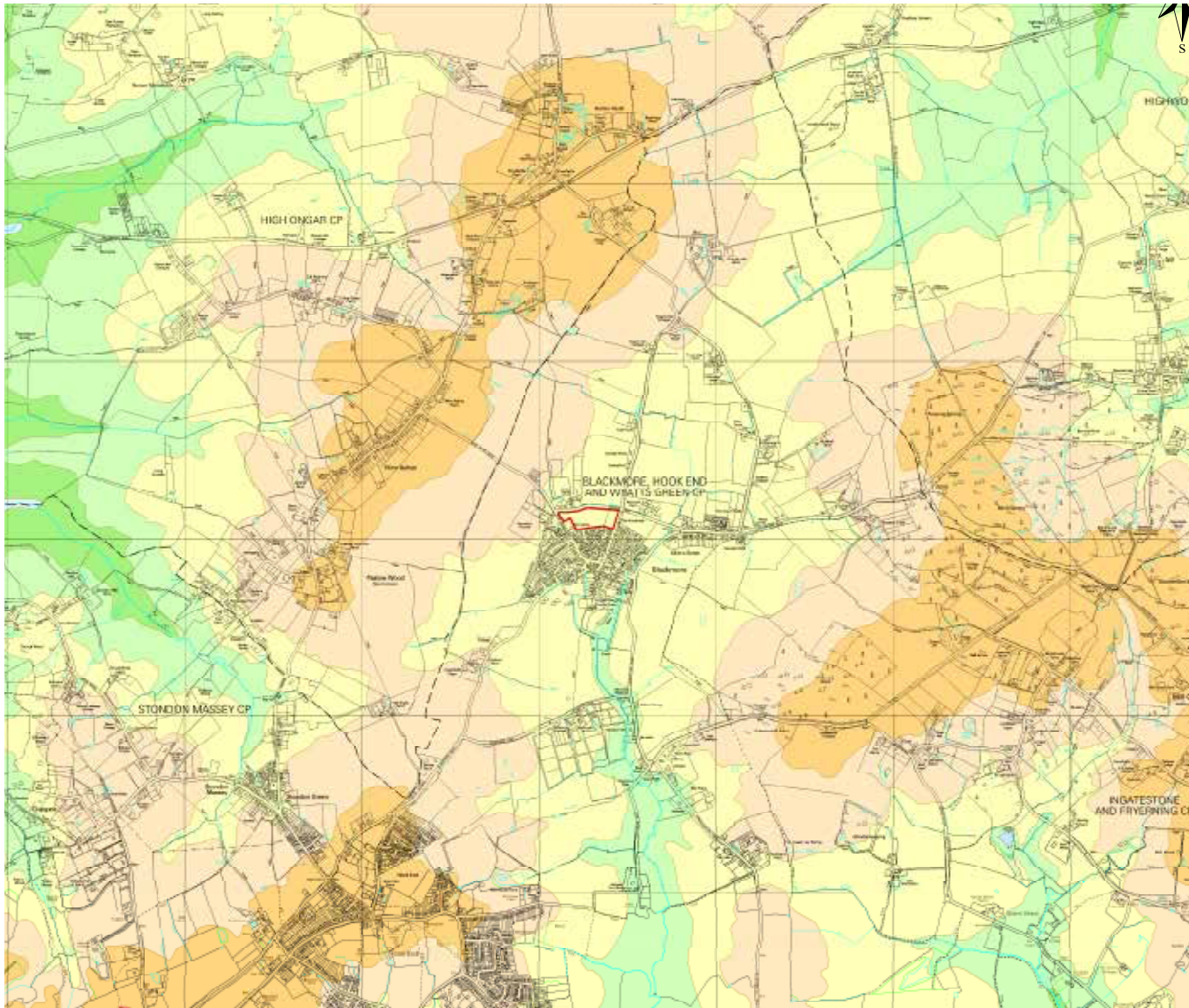
### LEGEND

 Proposed development site (3.30ha)

 Significant vegetation

Figure 23. Significant Vegetation





The site is located within a valley of lower lying topography where the River Wild traverses, with levels of elevation between 70-80m AOD (Above Ordnance Data).

Areas of higher ground are located to the east and north-west /east of the site, where the highest levels of between 90m-100m are found. The site itself is generally flat with the lowest parts of the site towards the north-east and southern boundaries.

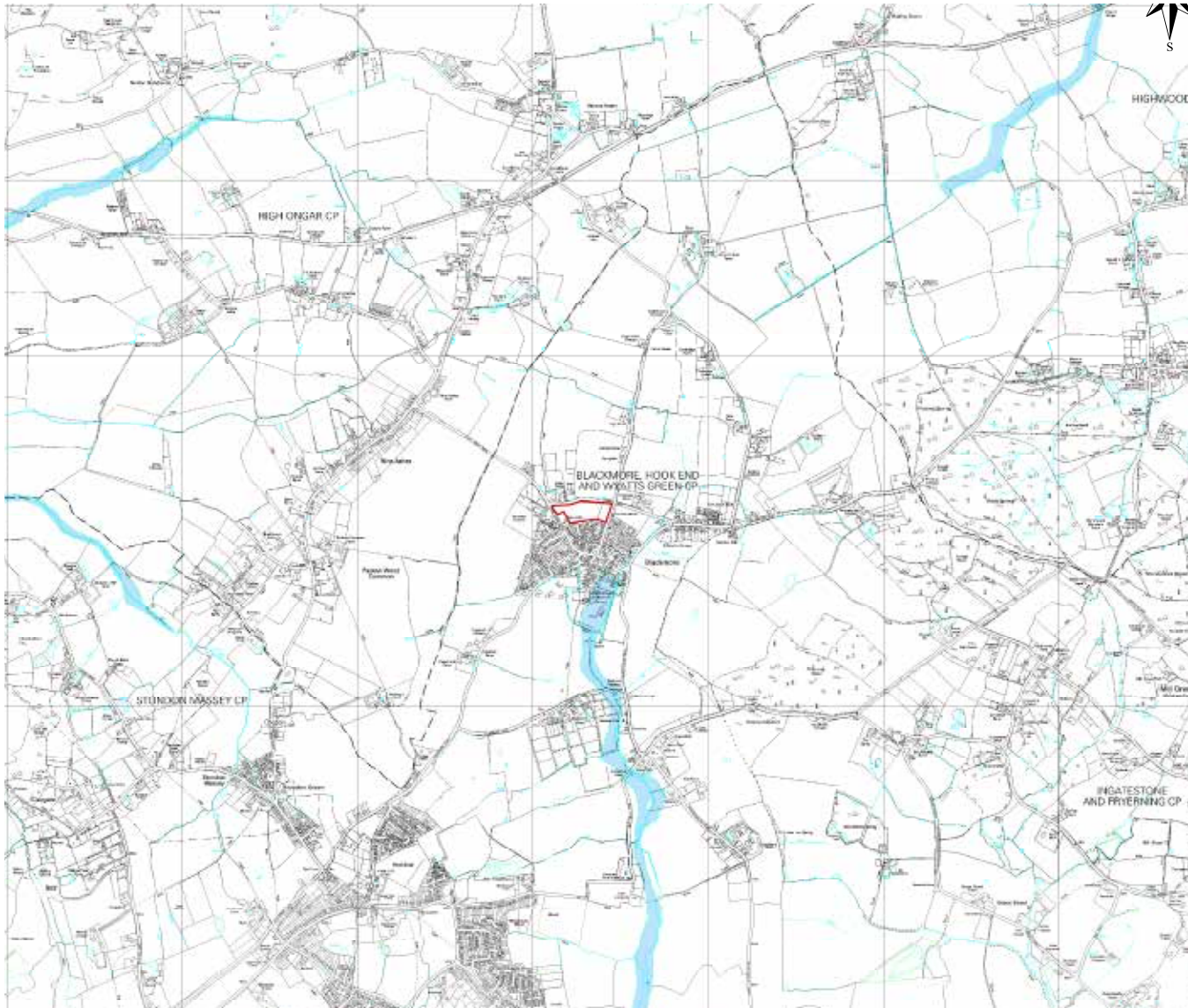
### LEGEND

	Proposed Development Site
	40m - 50m
	50m - 60m
	60m - 70m
	70m - 80m
	80m - 90m
	90m - 100m
	100m - 110m
	Body of Water

Figure 24. Topography



## 4.6 FLOOD RISK



The site is located within Flood Zone 1, resulting in a low probability of flooding.

Surface water is known to collect towards the southern boundary of the site.

### LEGEND




-  Proposed Development Site
-  Flood Zone 2
-  Flood Zone 3

Figure 25. Flood Risk

## 4.7 VILLAGE CHARACTER



Figure 26. Building facade



Figure 27. Grade II Listed Woodbines



Figure 29. Blackmore Tea Rooms, Horsefayre Green



Figure 30. The Church of St Laurence - Grade I Listed



Figure 28. Church Street looking north



Figure 31. Building facade





Blackmore Tea Rooms  
THE GUEST ROOMS

FOOD & DRINK  
Top Coffee



# 5.0

## TECHNICAL EVIDENCE

The following section provides a summary of reports undertaken for:

- Ecology
- Transport
- Infrastructure
- Heritage



## 5.1 ECOLOGICAL APPRAISAL



Aspect Ecology has been commissioned to undertake an Ecological Feasibility Appraisal of the site which follows an Extended Phase 1 Habitat survey was carried out on 29th April 2014 by DF Clark.

A summary of the Ecological Feasibility Appraisal is as follows:

- The site comprises two species poor semi-improved grassland fields, along with four hedgerows, dry ditches, scrub, ruderal vegetation, a single built structure and an ephemeral pond
- The nearest statutory designation to the site is The Coppice, Kelvedon Hatch Site of Special Scientific Interest (SSSI), located approximately 3.7km to the south west of the site at its nearest point. The nearest nonstatutory designation to the site is Fryerning Wood Local Wildlife Site (LWS), located approximately 1.1km south east of the site, designated for its woodland habitats.
- The nearest international designation to the site is Epping Forest Special Area of Conservation (SAC), located approximately 15.2km to the west of the site.

The site is not subject to any ecological designations, with the nearest designations being well separated from the site and not considered to form a constraint to future development. Habitats largely appear to be of no more than low ecological value, although it is recommended that established hedgerows are retained, or new native landscape planting be provided where hedgerow losses are required (e.g. to accommodate road access). The ephemeral pond

should also be enhanced within any future development layout, where practicable.

The site also offers potential opportunities for faunal species including bats, common breeding birds, reptiles and amphibians, and further surveys are recommended at the appropriate stage to determine presence/absence of reptiles and amphibians. However, following

implementation of a sensitively designed masterplan, together with provision of appropriate avoidance and mitigation measures, it is considered that faunal species can be safeguarded. As a result, the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be deliverable in ecological terms.



Figure 32. Ecological Appraisal

## 5.2 ACCESS APPRAISAL



Stomor Civil Engineering Consultants have been commissioned to undertake an access appraisal. A vehicular access onto eastern section of Redrose Lane, adjacent to the site, is technically achievable and the preferred option. To deliver this, there are physical improvements that would need to be considered, including:

- The road narrows to 4.2m at several locations and may require widening to accommodate the development flows and refuse vehicles;
- Redrose Lane is currently subject to national speed limit, although associated visibility requirements appear to be achievable. Nine Ashes Road and Fingrith Hall Lane are in a 30mph speed limit zone adjacent to the site. The 30mph speed limit zone will likely need to be extended from the adjacent roads to include Redrose Lane;
- The next junctions from the site access in either direction along Redrose Lane are crossroads, which both require further assessment. In addition, the large bellmouth radii on Nine Ashes Road may require improvement works;
- There is an existing drainage ditch which runs along the south side of Redrose Lane which will need to be crossed to achieve an access; and
- Redrose Lane is currently unlit.

Vehicular access from Nine Ashes Road or Fingrith Hall Lane would appear to be feasible, but not considered to be required should the access from Redrose Lane be provided.

Pedestrian and cycle links to/from Nine Ashes Road and Fingrith Hall Lane should be provided to encourage permeability and journeys by foot.

pedestrian routes to local facilities (primary school and Village Hall). Further analysis would be required as part of the site specific Transport Statement at the planning application stage.

A pedestrian crossing and associated footway are recommended on Nine Ashes Road to provide safe

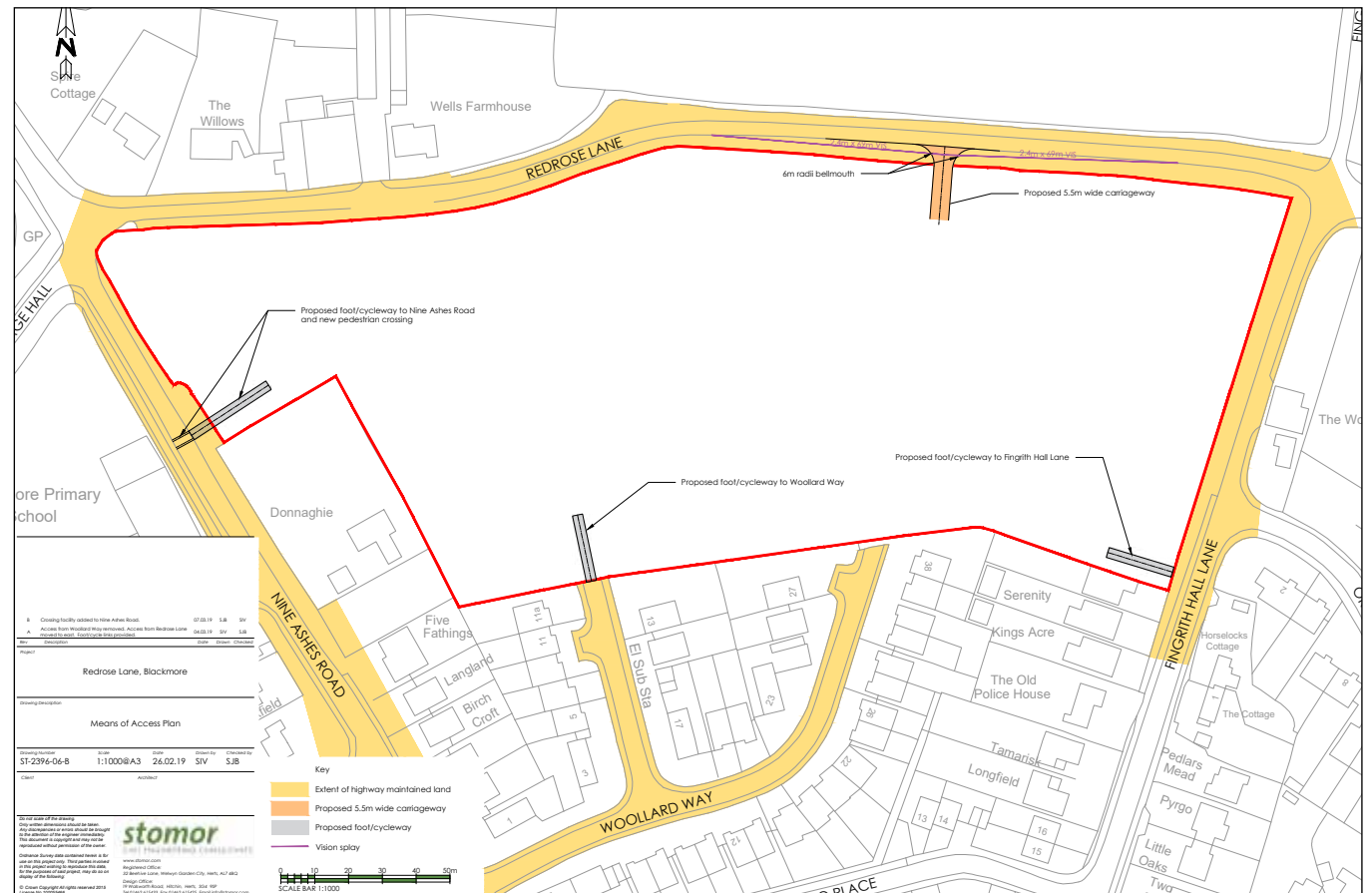


Figure 33. Access Appraisal



## 5.3 UTILITIES, FLOOD RISK AND DRAINAGE APPRAISAL



Stomor Civil Engineering Consultants have been retained since July 2014 to identify the utilities and drainage to inform the indicative masterplan.

- Proposed foul water drainage is to be through the eastern boundary of the site;

Key findings of the appraisal include:

- The site lies within Flood Zone 1, land assessed to have a low probability of fluvial flooding and where all types of proposed development are permitted;
- The EA indicative surface water flood map shows that there are areas at 'low' risk of surface water flooding within the south, north east and north west of the site. Low risk means that an area has an annual chance of flooding between 0.1% and 1%;
- Geotechnical data indicates that groundwater flooding would not be a concern within the Brentwood Borough Council (BBC) district; and
- The EA indicative flood map for artificial sources shows that the site does not lie within an area at risk.

The appraisal identifies the following minor constraints that have informed design work:

- There is a sewer crossing the north-western corner of the site with a 3m easement;
- Drainage ditches run along the northern and eastern boundaries. The ditch running along the northern edge of the proposal site may require opening up to provide for surface water run off;
- There are two low areas of the site which would be suitable for onsite SuDS (Sustainable Drainage Systems); and

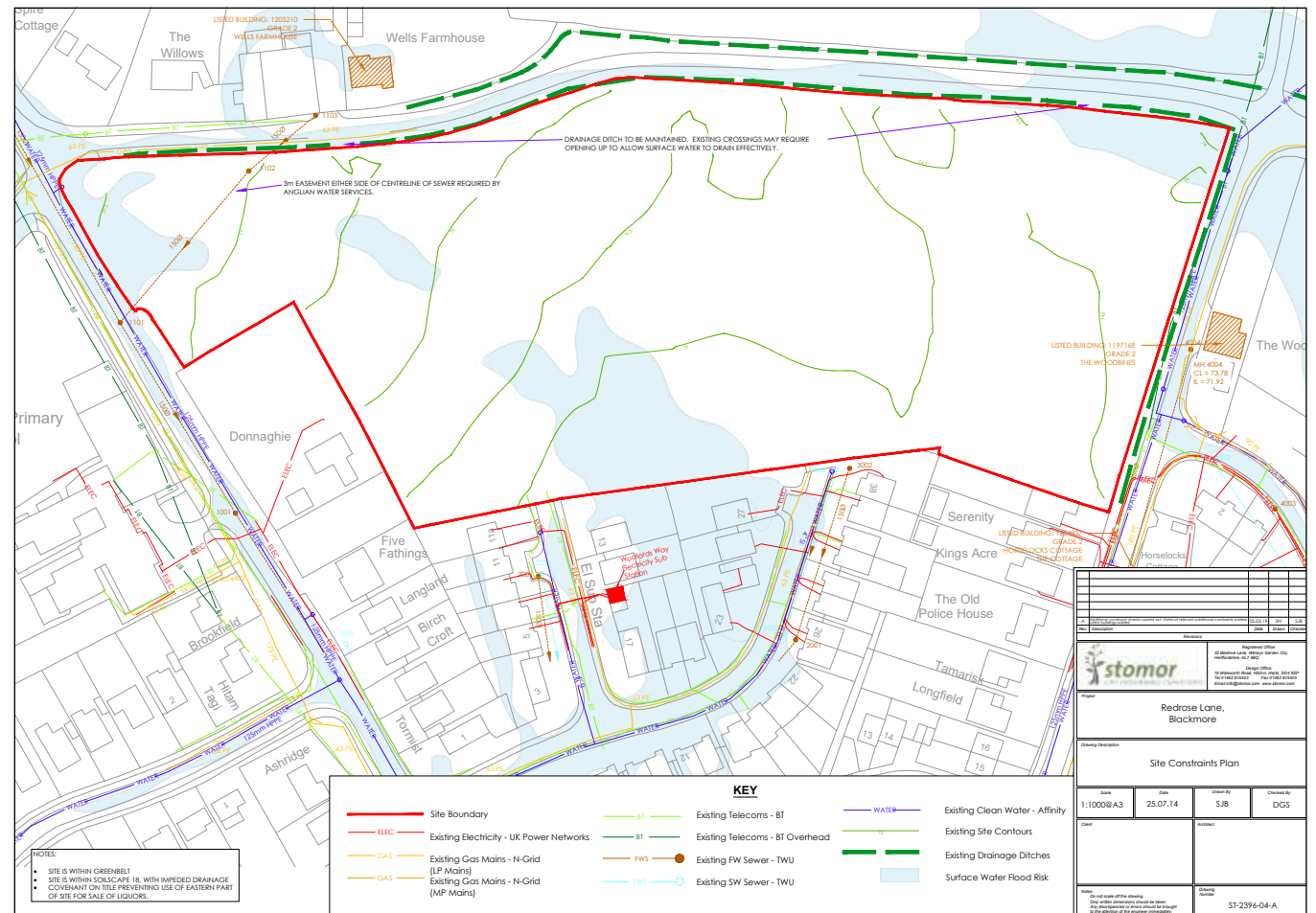


Figure 34. Site Constraints Plan

## 5.4 HERITAGE STATEMENT

A Heritage Statement has been prepared by Montagu Evans LLP to identify the heritage sensitivities of the site.

The Statement identifies that:

- The medieval nucleated form of settlement in Blackmore is considered to be exceptional within Brentwood Borough, contrasting with a more dispersed nature of settlement elsewhere.
- The proposed allocation site is residual land that was once associated with the Leather Bottle pub (as illustrated by the tithe apportionments shown the map at on Figure 35 across), the southern part of which was developed in the mid-20th century. The site's historic association with the village has been all but lost with the development of the southern half of it and the movement north of the village boundary;
- Nearby heritage assets are the grade II listed Wells Farmhouse, situated to the north of the Site on Redrose Lane; and the grade II listed Woodbines, situated on the eastern side of Fingrith Hall Lane to the east of the Site. The Blackmore Conservation Area is located over 150 metres to the south of the Site and there is no potential for a setting effect from residential development, given the separation distance and extent of interposing development.
- The settings of these listed building buildings make limited contributions to the respective significance of each. That contribution is principally made by the domestic curtilage of each, in particular at Woodbines, which appears to retain its original residential curtilage. The rural lane setting of Woodbines also contributes somewhat to its

significance, but the lane setting has been irreversibly changed by the encroachment of the settlement along Fingrith Hall Lane to the south of Woodbines in the 20th century. Figure 36 shows a new build dwelling constructed under planning permission 11/01055/FUL adjacent to the south-east of Woodbines.

- In the case of Wells Farmhouse, the original farm curtilage is no longer discernible due to its recent subdivision and redevelopment of ancillary farm buildings for residential purposes. The setting is also harmed by unattractive 20th century farm buildings to the north;
- The contribution made to the significance of both assets by way of their wider setting is a generalised one and is limited. Views of each asset across the proposed allocation site are glimpsed only from particular locations. While the chimney stack of Wells farmhouse has some landmark status, this was never a planned view from any location and historically, long views would have been limited by the dense network of hedgerows that were characteristic of the land in this area. Views of the chimney stack from the south can be described as resulting from later alterations to the original dense hedgerows abutting Redrose Lane;
- Views of both listed buildings are largely experienced within the context of mid-20th century residential development of a suburban character, to the south (as the boundary of the settlement of Blackmore has expanded northwards), and to the west on Nine Ashes Road. To the northwest, Wells Farmhouse now forms part of a cluster of modern residential buildings;
- There is no historic association between the proposed allocation site and either asset. The site is capable of being laid out in such a way that effect of development on the settings or significance of the

two listed buildings can be minimised. This includes provisions such as retaining the remaining hedgerow layout as part of the development, positioning attenuation features and open spaces in such a way that views of the listed buildings are maintained, and the incorporation of a landscaping buffer to the east; and

- The illustrative scheme would not harm the setting or appreciation of the significance of the Grade II listed Wells Farmhouse or Woodbines.



Figure 35. Historic Mapping from 1845



Figure 36. Woodbines Heritage Asset Adjacent to Built Form









# 6.0

## DESIGN CONCEPT

This chapter proposes a suitable vision strategy for the site, including opportunity and constraints, a master plan strategy and development brief in accordance with the local plan policy. A resulting illustrative masterplan is proposed.

Anderson Group's vision for Land South of Redrose Lane, North of Woollard Way, Blackmore, is to:

- Deliver a wide range of quality new homes that complement the existing village character;
- Be a natural and logical evolution of the village's growth;
- Enhance the vibrancy of the village of Blackmore with a commensurate population increase that bolsters local trade and service provision;
- Be well designed, built to an exceptionally high quality and attractive; and
- Provide homes for local residents, including those looking to buy their first property or for those requiring affordable housing.



## 6.1 OPPORTUNITIES AND CONSTRAINTS OF THE SITE

The opportunities and constraints takes into account the baseline study, visual study and technical considerations undertaken to then inform the vision for the site.

### SITE BOUNDARIES & VIEWS

- The northern extents of Blackmore Village form the southern site boundary, this creates a sensitive boundary and consideration will be required to ensure adequate distance between existing and proposed dwellings is provided;
- The site is contained by the existing road network with Redrose Lane forming the northern boundary, Nine Ashes Road the western and Fingrith Hall Lane the eastern boundary;
- The southern site boundary is formed by residential development and cul-de-sac roads which provide an opportunity to be used for pedestrian and cycle access into the site;
- There are intermittent hedgerows and individual trees along the northern, eastern and western boundaries, there is an opportunity to retain and enhance this vegetation to restore the hedgerows, help screen views and develop a distinct sense of place;
- There is a key view from Woollard Way towards the Grade II Listed Wells Farmhouse which provides an opportunity to integrate open space within the strategy to maintain this view;
- There are glimpsed views between the vegetated boundaries towards the adjacent countryside;

### LEVELS & DRAINAGE

- The landform gradually declines in a south to east direction creating low lying areas of land to the south and north-east, these areas have been identified as potential locations for SuDS;
- Development of the site creates an opportunity to reduce the risk of surface water flooding downstream;

### ACCESS & CIRCULATION

- There are two potential points of vehicular access from Redrose Lane, the existing road is subject to national speed limit, apart from its approach to the junction with Nine Ashes Road where a 30mph speed limit is in place.
- There are two cul-de-sac roads along Woollard Way which provide an opportunity to create two points of pedestrian and cycle access to the site;
- There is an opportunity to introduce points of safe pedestrian and cycle access from Nine Ashes Road which would provide access to Blackmore Primary School, Blackmore Village Hall and Sports and Social Club. Additional pedestrian and cycle access points from Fingrith Hall Lane and Woollard Way provide attractive routes towards the village;

### LAND USE

- The land is currently an open field with intermittent tree and hedge vegetation along the boundaries;
- There is a hedgerow which aligns through the site towards the east, there is an opportunity to retain and enhance this line of vegetation as a historic feature within the site;

### VEGETATION

- There is an opportunity to introduce vegetation and planting throughout the site, including within public open space and road corridors;
- There is an opportunity to increase boundary vegetation, to increase biodiversity, help screen views and provide definition for the development; and
- Opportunity to introduce sustainable drainage systems within the lower lying areas within the site;

### UTILITIES

- There is a 3 metre easement in the north western corner of the site; and
- Good services to support development.



Figure 35. Opportunities and Constraints





Figure 36. Master Plan Strategy

## 6.4 STRATEGIC AIMS AND INDICATIVE DEVELOPMENT BRIEF

### THE PROPOSAL

#### ACCESS AND CIRCULATION

Vehicular access is proposed from Redrose Lane. This forms a primary loop road with secondary roads to access dwellings within the east and west of the site.

Pedestrian routes enable convenient points of access from Fingrith Hall Lane, Nine Ashes Road and Woollard Way. This aims to create a safe connection to the wider pedestrian network and provide access to Blackmore Primary School and the village centre.

#### LANDSCAPE-LED

The existing structure of hedgerows and trees is to be enhanced through the introduction of a diverse range of species, creating a landscape buffer between the development and adjacent boundaries.

Publicly accessible green corridors are proposed through the site via a primary road with swales, creating a strong sense of arrival, seasonal interest and sustainable drainage systems directing surface water towards the proposed SuDS.

Public open space is centrally located with adjacent dwellings overlooking the space, in addition open views between Woollard Way and Wells Farmhouse are maintained. A play area sits within this landscape which includes amenity grass and signature trees.

#### DEVELOPABLE AREA

Development is proposed by a range of back to back houses and single rows. Key dwellings with feature facades will define the development where views along roads are proposed.

#### SUMMARY

The indicative development brief provides in the region of 50 dwellings across the 1.71 hectares of proposed development land, resulting in a net density of circa 30 dwellings per hectare.

<b>Total Site Area</b>	3.30 hectares		
<b>DEVELOPMENT TYPE</b>	<b>Total Area (Hectares)</b>	<b>Total Area (SQM)</b>	<b>Area % of Total Site</b>
<b>Developable Area (including Road infrastructure)</b>	1.71 (Housing)	26,500	52%
	0.20	2,000	6%
<b>Public Open Space Provision (20% Policy Requirement)</b>	0.66	6,600	20%
<b>Vegetative Buffer</b>	0.50	5,000	15%
<b>SuDS</b>	0.23	2,300	7%
<b>OTHER PLAY REQUIREMENTS (Play England)</b>			
<b>Local Equipped Area for Play (LEAP)</b>	Min area: 0.04ha Max walking distance: 400m 10m to the boundary of the nearest property / 20m to the nearest habitable living space.		
<b>Local Area for Play (LAP)</b>	Min Area: 0.01ha Max walking distance: 100m		
<b>HIGHWAY INFRASTRUCTURE</b>			
<b>Primary roads</b>	6m width		
<b>Secondary roads</b>	5.5m width		
<b>Footpaths</b>	2m width		
<b>Cycle / Footpath</b>	3m width		



## 6.5 ACCESS AND CIRCULATION

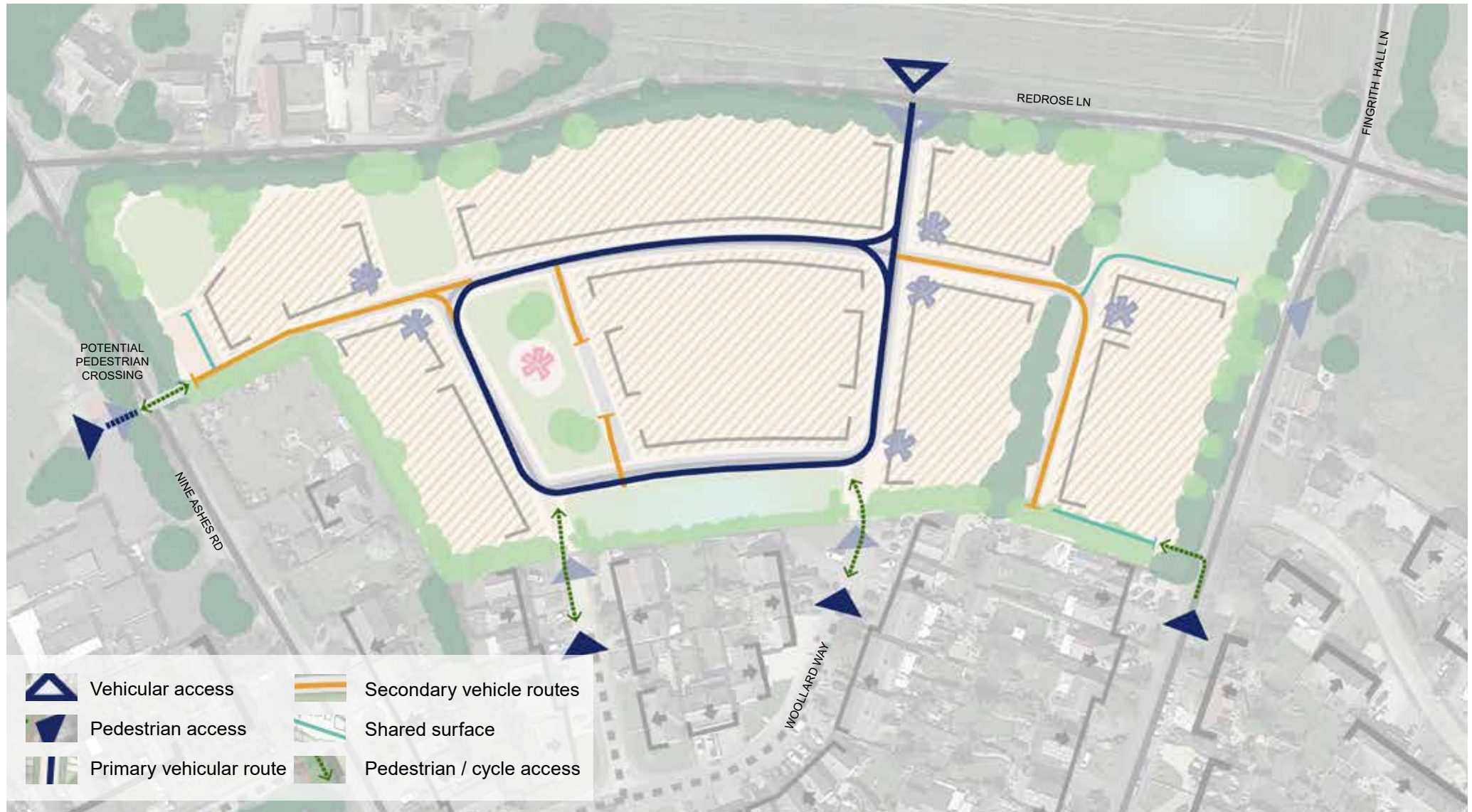


Figure 37. Access and Circulation Plan



Figure 38. Illustrative Master Plan



## 6.7 INDICATIVE VIEWS



Figure 39. Indicative Views



Figure 40. Indicative Views







# 7.0

## **CONCLUSION**

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This section summarises the evidence, design concept and vision that the Anderson Group is seeking to deliver for Blackmore.



## 7.1 CONCLUSIONS

This Masterplan Vision Statement demonstrates the suitability and deliverability of a residential allocation on Land North of Woollard Way, Blackmore. It has been the subject of a detailed contextual analysis encompassing the site and surrounding area, which has informed emerging masterplan proposals.

The baseline study, coupled with technical considerations, have informed the masterplan strategy and concept masterplan proposals for the site. The aim is to create a highly sustainable and logical extension to Blackmore.

The following are a series of conclusions regarding the masterplan:

**CONTEXT** - The built form of the existing village has been carefully considered through positioning of built development in the site boundary. Regard is given to the existing dwellings and issue of overlooking and outlook. The resulting proposal creates a logical and sensitive extension to the village of Blackmore.

**DENSITY** - The master plan achieves around 50 new dwellings across a 1.17ha developable area, resulting in a net density of 30dph which we consider as appropriate in reflecting the village character and rural surrounds.

**ACCESS** - Access to the site is proposed from Redrose Lane, this creates a loop road with central public open space. Swales and sustainable drainage systems are proposed, with secondary roads providing further access to dwellings in the east and west.

Four points of pedestrian and cycle access are proposed from Nine Ashes Road which links into the wider footpath network and provides access to the Village Hall and Primary School. Two access points from Woollard Way and another from Fingrith Road provide pedestrian and cycle access south into the village.

**OPEN SPACE** - The development incorporates a central area of public open space which forms a green link to the proposed sustainable drainage along the southern boundary. Further open space and sustainable drainage is proposed where the topography is at its lowest in the north-east. The proposal works to create green corridors which integrate SuDS. An additional area of open space is proposed along the northern boundary to ensure a clear line of sight between Woollard Way and Wells Farmhouse (Grade II Listed), which aims to help to protect the setting of this heritage asset.

**VEGETATION** - Enhanced landscape and vegetation buffers are proposed along the boundaries of the site, to define the settlement edge, screen and break-up views of the development.

Enhanced vegetation and trees will increase habitat opportunities within the site, connecting with existing boundary vegetation and trees.

**MATERIALITY AND STYLE** - Any proposed development to be brought forward will be approached sensitively, ensuring appropriate references are drawn from the surrounding residential context, and constructed in a contemporary manner, without pastiche. Anderson Group is committed to the very highest quality build.

### HERITAGE

The heritage statement concludes that the site is capable of being laid out in such a way that effect of development on the settings or significance of the two listed buildings can be minimised. This includes provisions such as retaining the remaining hedgerow layout as part of the development, positioning attenuation features and open spaces in such a way that views of the listed buildings are maintained, and the incorporation of a landscaping buffer to the east.

The proposals are therefore consistent with national and local planning policies on the historic environment and the statutory provisions – the site is entirely suitable for development in this regard.

## SUMMARY

The development proposals are of an appropriate form and scale which supports, and is informed by, the site's village edge location. In summary, the proposal achieves the following vision:

- Deliver a wide range of quality new homes that complement the existing village character;
- Be a natural and logical evolution of the village's growth;
- Enhance the vibrancy of the village of Blackmore with a commensurate population increase that bolsters local trade and service provision;
- Be well designed, built to an exceptionally high quality and attractive; and
- Provide homes for local residents, including those looking to buy their first property or for those requiring affordable housing.



Figure 41. Blackmore Village Pond



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