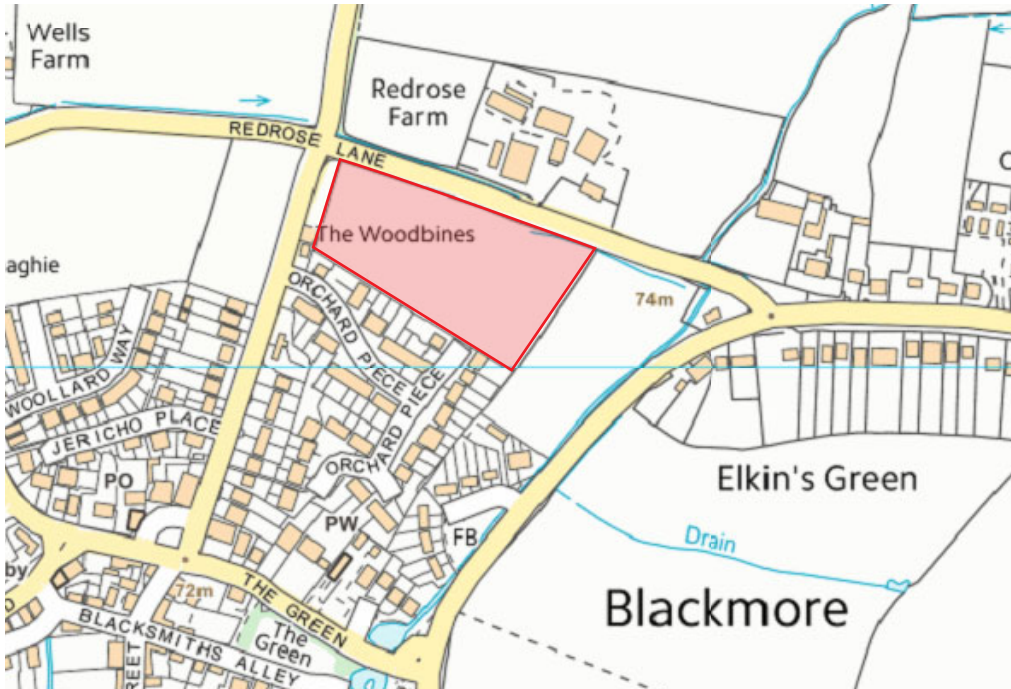




Land North of Orchard Piece, Blackmore

Vision Statement

March 2019



Overview

This document is submitted as part of the supporting case for the residential development of Land North of Orchard Piece, Blackmore (Pre-Submission Local Plan Policy R26), on behalf of our client Crest Nicholson.

Crest Nicholson are based locally in Brentwood and have a 50 year heritage of delivering community focused development. Crest pride themselves on their focus for high quality design which has been recognised in their awards for National Housebuilder of the Year, twice in the last three years. Other recent accolades include Evening Standard's Best Small Development and the Sunday Times' winner of the Outstanding Housing and Landscaping category.

Crest have assembled a team of leading advisors including Savills, Thrive Architects and Ardent Consulting Engineers to assist in the creation of a deliverable, high quality, landscape-led scheme to address the recognised need for new homes at Blackmore over the next 15-20 years.



Site & Surrounds

The 1.7 hectare site is located adjacent to the settlement boundary of Blackmore which is classified as a Category 3 Settlement in Brentwood Borough Council's (BBC) Pre-Submission Local Plan (February 2019) where "limited urban extensions will be encouraged to meet local needs."

The site lies immediately north of Orchard Piece which is characterised by two storey terraced and detached housing. The site's eastern boundary is defined by established trees and the western boundary by Fingrith Hall Lane. Redrose Lane represents the northern boundary of the site, to the north of which lies Redrose Farm (a two storey house and collection of agricultural buildings).

In terms of public transport, local bus services operate from the centre of the village approximately 200m away and serve destinations including Chelmsford City Centre, Ongar and Brentwood Railway Station.

Site viewed from Redrose Lane



Planning Context

BBC is currently consulting on its Pre-Submission Local Plan (consultation period closes 19th March 2019). This advanced iteration of the Plan has been informed by over five years' of supporting evidence base work and feedback from both residents and statutory consultees as part of four previous consultations.

This process has concluded that Land North of Orchard Piece, Blackmore is entirely suitable for Green Belt release to accommodate much-needed new homes for the local community, capable of being delivered within the next two years (as set out in Policy R26).

This reflects the Local Plan's objective to "enhance the vitality of rural communities, to ensure villages grow and thrive". The Plan acknowledges that Blackmore, as a Category 3 Settlement, is a sustainable location to accommodate new homes through brownfield development and limited Green Belt release. However, Blackmore is unique in comparison to other Category 3 Settlements due to its more clearly defined spatial configuration and range of centrally located village services.

Enclosed by permanent boundaries on all sides, the site makes only a "moderate" contribution to the purposes of including land within the Green Belt (BBC's Green Belt Study, November 2018) and represents the most suitable, logical and obvious extension to any village in the borough. In contrast, the majority of the Borough's other villages are characterised by more linear, sporadic settlement boundaries preventing logical extensions.

Meeting the village's housing need is critical in terms of addressing localised affordability issues and retaining the viability and vitality of local shops and services.

Land North of Orchard Piece was initially allocated for housing in the Draft Local Plan (2018) for approximately 40 dwellings. This more closely accords with Policy HP03 of the current Pre-Submission Plan which seeks to "achieve a net density of at least 35 dwellings per hectare net or higher". A density of 35 dwellings per hectare applied to the site's net developable area of 1.52 hectares (as identified in the Plan) equates to 53 dwellings.

However, the current Pre-Submission Plan reduces the quantum of homes allocated at Land North of Orchard Piece to approximately 30 dwellings. The single paragraph justification provided in the supporting Sustainability Appraisal (SA) states that "Ahead of the 8th November 2018 Extraordinary Council meeting the Council worked to explore potential adjustments to the strategy, as previously published, in light of representations received, with the Council reaching the tentative conclusion that, whilst all of the January 2018 allocations remain suitable, there was a need to reduce the number of homes allocated to certain sites³⁸" Footnote 38 then states "Specifically: the yield of the two adjacent sites at Blackmore was reduced by 26 homes to take account of the potential need for surface water flooding measures on site."

Ardent Consulting Engineers have undertaken detailed technical work relating to flooding and drainage to inform proposals for the site. In terms of drainage the site is located within fluvial Flood Zone 1 (less than 0.1% chance of flooding in any year or a 1:1000 year chance). The Brentwood Strategic Flood Risk Assessment (SFRA – Nov 2018) shows that the Site is in an area that is not vulnerable to groundwater flooding.

Some residents have noted incidents of surface water ponding along Redrose Lane during excessive periods of rainfall. However, the area noted is beyond the eastern boundary of the site where the watercourse is culverted under Redrose Lane. Given the local topography, the flooding depth in Redrose Lane has a negligible impact upon the site. As a precautionary measure, it is intended that the minimum floor level of the proposed dwellings in the north east corner of the site will be raised by approximately 300mm. In addition, ditches along the boundary of the development could be implemented. The engineered Sustainable Drainage System (SuDS) will provide a betterment to the existing situation by managing the flow of surface water discharge rates into the surrounding network. CNE continue to liaise with both ECC and the EA in this regard.

Therefore, although the principle of the site's allocation is fully supported, the reduction in quantum of homes from 40 to 30 homes does not align with detailed technical evidence, nor is it compliant with Plan Policy HP03 which seeks to maximise the density of development (at a minimum of 35 dwellings per hectare) through a design-led approach.

This Vision Statement articulates how approximately 40 dwellings can be delivered as part of a high quality, generously landscaped scheme. The illustrative layout carefully considers the site's opportunities and constraints and has been informed by detailed technical studies undertaken in liaison with statutory consultees.



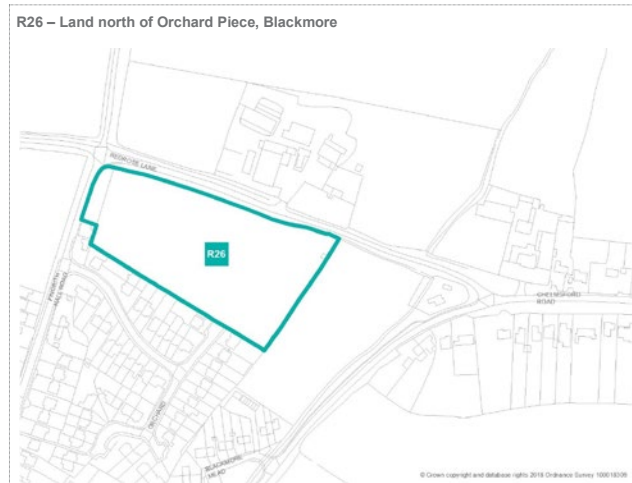
Extract from 'Draft Local Plan - Preferred Site Allocations' (2018) confirming suitability for approximately 40 homes.



Extract from 'Pre-Submission Local Plan' (February 2019) confirming suitability for early delivery.



Site Name:	Land south of Redrose Lane, north of Orchard Piece, Blackmore
Site Reference:	076
Proposed Use(s):	Housing
Gross Area (ha):	1.69
Developable Area (ha):	1.52
Indicative dwelling yield (net):	40



Gross area:	1.69ha
Net developable area:	1.52ha
Indicative dwelling yield (net):	30
Site access:	Redrose Lane
Delivery forecast:	2021/22 – 2022/23



Constraints

- **The Woodbines:** A Grade II listed building. The setting of this building and its curtilage has been carefully considered, informed by a detailed heritage assessment undertaken by CGMS. A new house has recently been consented and constructed in closer proximity to the listed property than the nearest dwelling proposed on the illustrative layout for the site.
- **Views into the site:** The site is relatively exposed from Redrose Lane so proposals should take this into consideration to ensure a suitable, green frontage is presented.
- **Views into the site from Orchard Piece:** The site can be glimpsed through trees between the recently erected dwelling house and number 1 Orchard Piece. The site is partially visible from the end of the cul-de-sac adjacent to number 19.
- **Boundaries:** Proposals need to carefully consider the amenity for existing properties in Orchard Piece which is suburban in nature. The eastern boundary is characterised by the existing mature hedgerow and trees, while the western boundary comprises the private garden for 'The Woodbines'. Finally, the northern boundary is of sparse hedgerow with occasional trees allowing views into the site.
- **Topography:** The site is relatively flat with a gentle fall to the east.

CONSTRAINTS & OPPORTUNITIES PLAN





Design Response

The design response has been fully informed by the constraints identified through analysis of the site and its wider context. These have formed the foundations of the design, along with the findings of our detailed technical work.

The schematic diagram, identifies the design principles established from the constraints analysis and provides a basis for more detailed design progression.



Visual Appearance

Following a character study of Blackmore and the surrounding settlements, a traditional Essex vernacular is considered the appropriate architectural response. This will be reflected in the buildings' form, detailing and materials such as brick, render, boarding, plain tiles, slate tiles and pantiles. These will be selected to compliment the wider village palette, rather than the more contemporary approach applied to Orchard Piece.

The road network will be in keeping with the rural nature of the area. Private drives and courtyards will be defined by landscaping and boundary treatments such as chestnut fencing or estate railings.



Concept plan



Site as existing / local context





Indicative streetscenes





Illustrative Site Layout

This layout is derived from the preceding design analysis and can be characterised as follows:

- Key consideration has been given to the setting of 'The Woodbines' and existing properties in Orchard Piece. Greater separation has been allowed for, whilst also utilising existing and enhanced landscape buffers. Detached and semi-detached properties have been placed along the northern edge to reflect its rural nature and open views into the site.
- The existing mature landscaped boundaries have been incorporated into the design. The public open space has been located centrally within the development, which also creates a sense of arrival and is beneficial to a number of properties that overlook it. The planting of new hedging and trees throughout the development ensures the creation of a high quality, landscape-led environment.
- The provision of a new road junction from Redrose Lane comprising a shared surface is proposed. This is entirely suitable in policy, technical and capacity terms, as confirmed by ECC Highways. In addition to carefully considering pedestrian connectivity within the site, a pedestrian/cycle link through to Orchard Piece is proposed.





DROSE LANE

NEW ACCESS

LISTED BUILDING

RECENTLY
CONSTRUCTED
DWELLING

PUBLIC
OPEN
SPACE

PEDESTRIAN LINK

ORCHARD PIECE

WALL ROAD

Horselocks
Cottage

The Cottage

1

8

13

19

25m





Conclusions

As set out in Policy R26 of BBC's Pre-Submission Local Plan, Land North of Orchard Piece, Blackmore is entirely suitable for Green Belt release to accommodate much-needed new homes for the local community.

In the context of natural population growth driven by an ageing population and worsening housing affordability, it is critical that Blackmore accommodates these homes to cater for families, first time buyers and those wanting to downsize.

Affordable housing (designed to be tenure-blind) will be provided for local people, guaranteed through a Local Lettings Plan, to ensure younger generations can afford to stay in the village they grew up in.

The provision of family housing will ensure the village has a wider age diversity enabling the retention of its working age population and securing the long term viability of shops and services.

This Vision Statement articulates how approximately 40 dwellings can be delivered in the short term as part of a high quality, generously landscaped scheme.



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