



STONEBOND

PROPERTIES

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LAND AT

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# STOCKS LANE, KELVEDON HATCH (R24)

## Vision Document

Prepared by Stonebond Properties

March 2019





## Introduction

This Vision Document has been prepared by Stonebond Properties to support the inclusion of the land at Stocks Lane for allocation within the emerging Local Plan being prepared by Brentwood Borough Council (BBC). Stonebond Properties is the developer in control of both the land at Stocks Lane and the land at Blackmore Road; the two allocated sites for Kelvedon Hatch within the emerging Brentwood Local Plan.

The Kelvedon Hatch Vision Document provides an overview of the planning policy background that relates to the site as well as its wider context. It also provides a detailed analysis of the site, its opportunities and includes a vision and conceptual framework plan that illustrates how the site can be delivered, in addition to its overall development capacity. The land at Stocks Lane, Kelvedon Hatch (hereinafter referred to as 'The Site') constitutes a sustainable and deliverable development proposal and should be allocated for development within the Local Plan.

The vision for The Site has been informed by a robust evidence base and should be read in conjunction with the following documents: -

- Stonebond Team Technical Note, informed by Ardent Consulting Engineers, Survatec Topographical Surveyors & Utilities Consultant Services Ltd.
- Greenbelt and Landscape Assessment prepared by David Jarvis Associates

In addition to the above, technical work has been undertaken in respect of flood risk, drainage and utilities to identify opportunities and constraints for development.

## Stonebond Properties

Stonebond Properties was established over 40 years ago and has a long and successful history of working in Essex with public bodies, land owners and Local Authorities with a proven track record of delivering quality new market and affordable homes.

Our approach focuses on quality through landscape-led sensitive development with an individual sense of place. In the pursuit of this goal we utilise sustainable materials and employ expert local tradespeople who are managed by our dedicated in-house team from inception to completion.



THE ASHES, WRITTLE



MEADOW GARDENS, WIDFORD



## Planning Context

The planning context for Kelvedon Hatch is being driven by BBC's work on the preparation of a new Brentwood Local Plan. The new Local Plan will dictate the quantity, location and character of development across the borough to the period 2033.

### Submission Local Plan

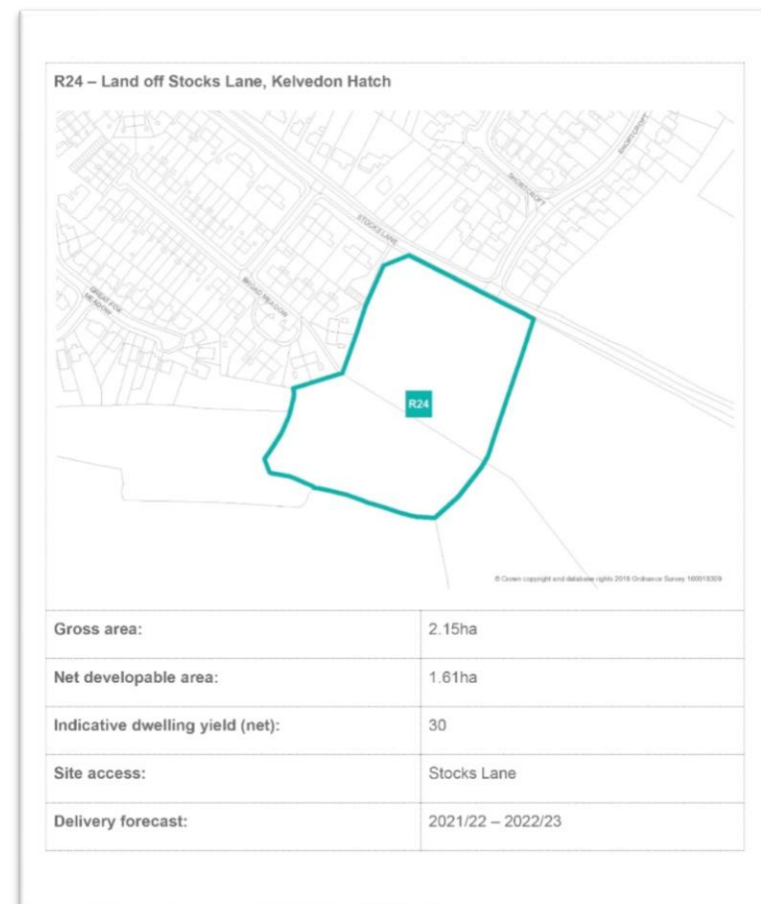
BBC has undertaken a range of work to inform a new Local Plan to respond to the National Planning Policy Framework. This includes a series of public consultations to assist in guiding the plan forward: -

- *Issues & Options – 2009*
- *Neighbourhood Consultation – May 2011*
- *Preferred Options – July 2013*
- *Strategic Growth Options – January 2015*
- *Preferred Site Allocations (Reg 18) – January 2018*

In addition, a number of technical assessment documents have been undertaken to support the formation of the plan.

BBC has recognised that it cannot meet its housing target purely on non-Green Belt or brownfield sites and therefore the new Local Plan requires a review of the Green Belt to ensure that the future development needs of the Borough can be accommodated by the Plan.

Having established the requirement for Green Belt release, the land at Stocks Lane Kelvedon Hatch has been identified within the site specific consultation and Regulation 19 Pre-Submission Local Plan as a suitable and deliverable site to be allocated for residential development.



## Contextual Analysis

### Wider context around Kelvedon Hatch

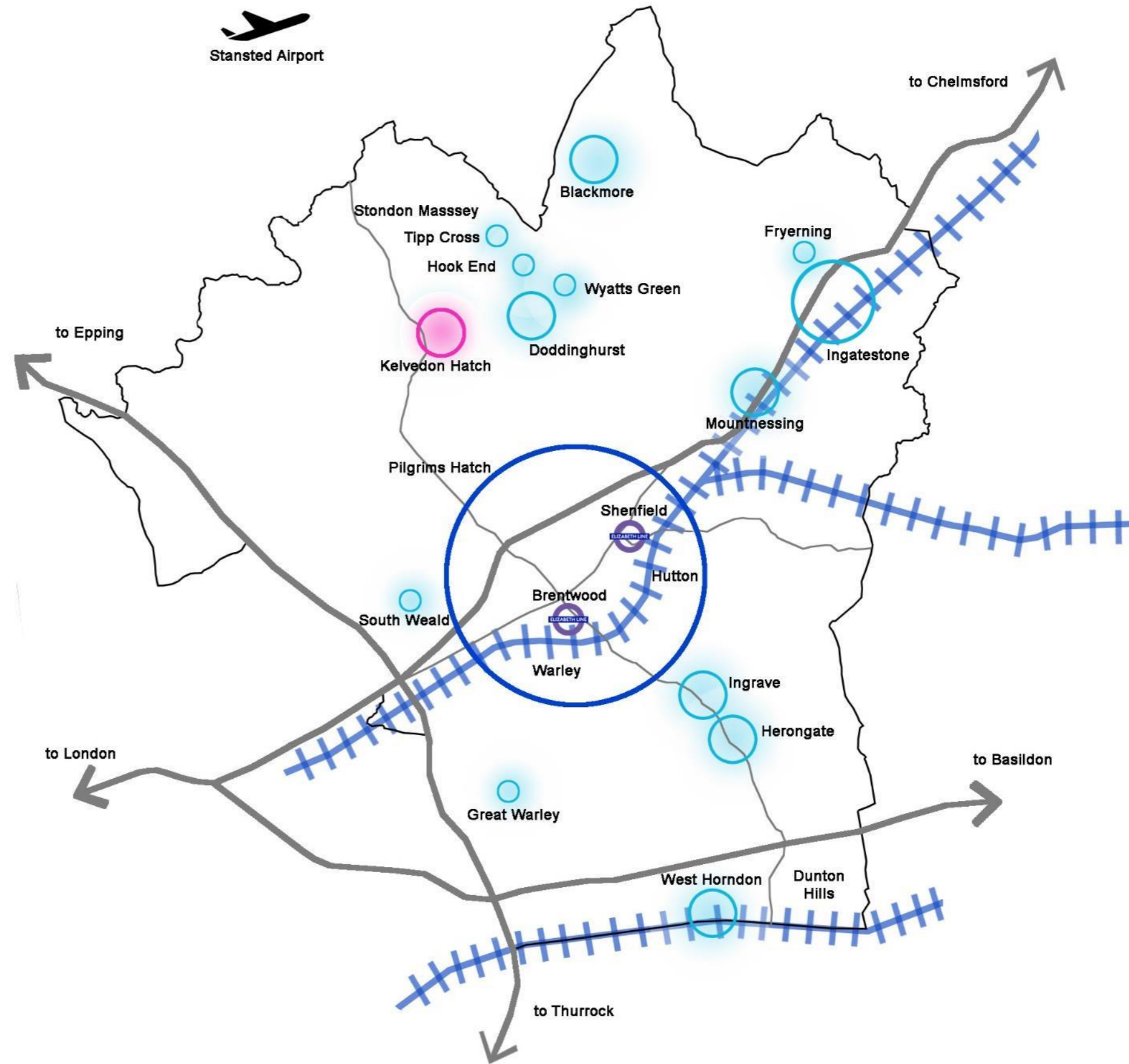
Kelvedon Hatch sits in a highly accessible position within Brentwood Borough, Essex, being located being located within 2.5 miles and 3 miles respectively of Brentwood and Ongar.

Brentwood & Ongar also operate as gateways to the wider strategic road network with both the A12 and A414 accessible within a 3 mile radius of the village.

The City of Chelmsford is located approximately 8 miles to the north east and is accessible by either the A414, A12 or a variety of country routes.

London Stansted Airport is within 20 miles from Kelvedon Hatch, providing an accessible airport for the village.

Shenfield Railway Station is accessible within 30 minute by bus and a short walk, with Crossrail providing a direct route to London Liverpool Street within 25 minutes.



## Contextual Analysis

Kelvedon Hatch is a larger village identified as a Category 3 Settlement within the Local Plan Settlement Hierarchy, owing to its services and amenities that support the day to day needs of local residents. The Local Plan recognises the opportunity for amendments to Green Belt boundaries in the hierarchy.

### Land at Stocks Lane

The site is 2.15 ha in area and is extremely well positioned to access the local service and amenities, with a range of a services accessible by foot. The development of the site represents an excellent opportunity to promote sustainable forms of transport, such as walking and cycling and the use of the nearby public transport network.

Kelvedon Hatch is home to:-

- Primary School rated Grade 2 (Good) by Ofsted
- A village hall
- Sports grounds – equipped play, tennis courts & football pitch
- Church
- Pubs (x2) & Restaurants (x2)
- Post Office
- Local shops

### Transport

- Highly accessible location (within 12 minutes to the A12 and M25)
- Existing footpath connections around site
- Multiple bus stops supporting a range of routes
- 15minutes to Shenfield station with direct trains to London
- 45minutes to London Stansted Airport

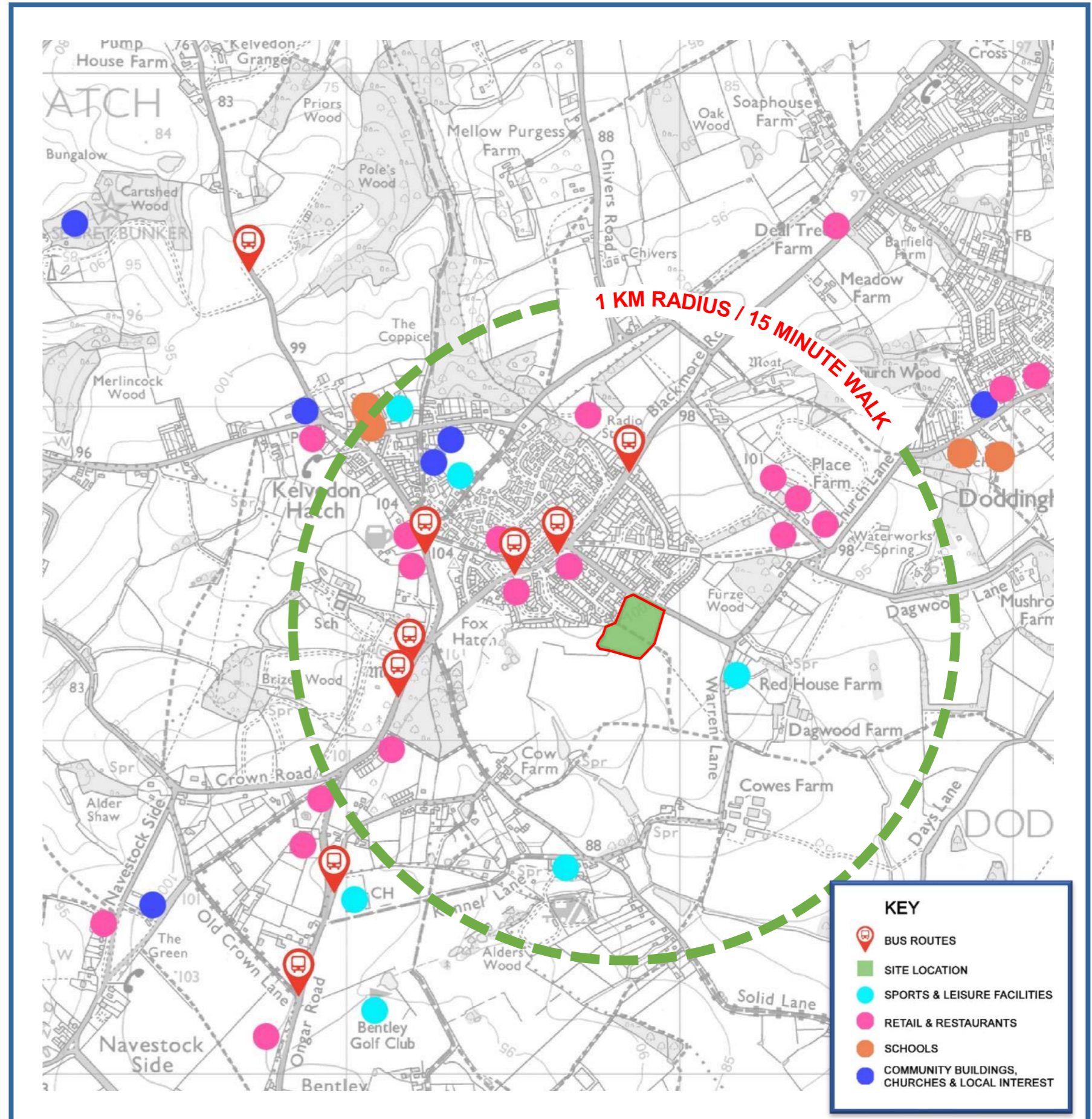
### Education

- Kelvedon Hatch Primary School – School Road – rated Grade 2 (Good) by Ofsted
- A range of Secondary School options in Brentwood, Shenfield and Ongar.
- Hopscotch Day Nursery – School Road

### Health

- Deal Tree Health Centre in Doddinghurst is within a 2 mile distance
- Queens Hospital in Romford is within a 10 mile distance
- Broomfield Hospital in Chelmsford is within a 15 mile distance

In addition to the above, Kelvedon Hatch shares a reciprocal relationship with Doddinghurst in respect of service & amenities. The site would therefore benefit from access to schools, shops and open space opportunities in Doddinghurst.



# Opportunities and Constraints

## Positives

- Well enclosed with mature landscaping
- Flat topography
- Directly adjacent to settlement boundary
- Rectangular shape
- Enhancement of public right of way

## Site Technical Considerations

The Evidence Base referred to in the introduction has addressed landscape, accessibility, flood risk, ecology and services to determine the constraints and opportunities in being able to deliver development at Stocks Lane. The outcome has demonstrated that the site is suitable and deliverable for development. This is set out in further detail below:-

## Landscape & Green Belt

This document is supported by a Greenbelt and Landscape Assessment prepared by David Jarvis Associates. It confirms that the site is not designated as having any particular landscape value or quality, but it currently lies within the Metropolitan Green Belt to the south east of Kelvedon Hatch.

## Impact on Landscape

Development of The Site for housing would result in a change to the character and visual appearance of The Site. However, there is an excellent opportunity to improve and enhance the built up edge of Kelvedon Hatch through the provision of areas of new structural planting and open space, (including the retention of the existing hedgerow and trees) within The Site and the enhancement of the setting of the public right of way that crosses the site. This would minimise the landscape effects of development for housing on the locality and the Green Belt.

## Impact on Existing Trees and Other Vegetation

The site benefits from mature landscaping on its eastern and southern boundaries, providing excellent visual enclosure through screening the development of the site from the surrounding landscape. Within the strong boundary features the majority of the site is laid out as arable farmland and as a result the development of the site can come forward without detrimental impact upon existing trees and hedgerows.

## Impact on Green Belt

The Brentwood Green Belt Study (January 2019) considered the contribution of the site, identified as Parcel 75, to the principles of the Green Belt and concluded that the site only made a moderate contribution to the Green Belt. Having regard to the purposes of the Green Belt, the assessment confirms as follows:

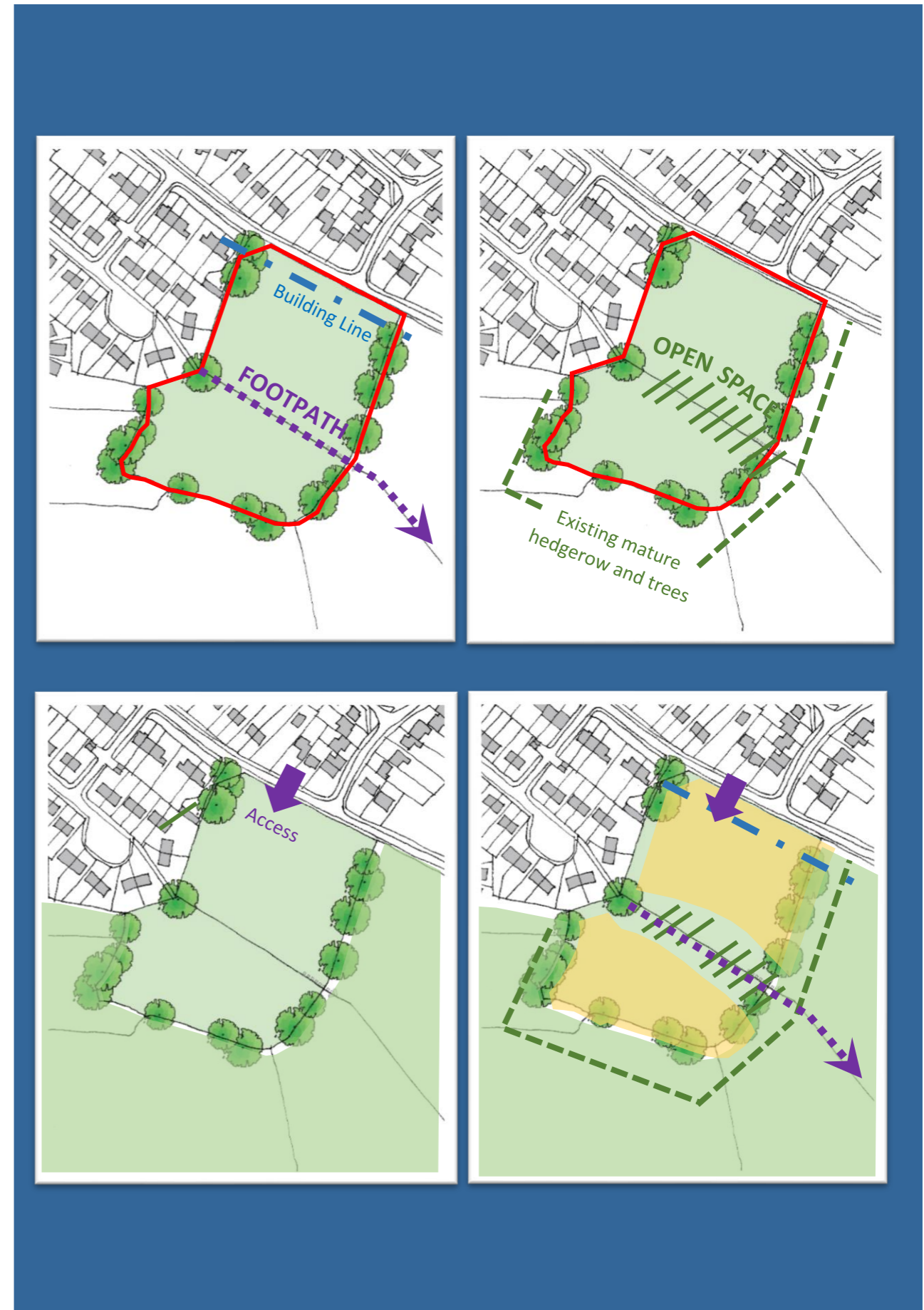
**Checking the sprawl of built-up areas**, the land at Stocks Lane is enclosed to the north and west by existing residential development. The Site benefits from existing mature landscape screening on the east and southern boundary that will be protected and enhanced through the development of the site – ensuring that there will be limited/no countryside encroachment, resulting in no urban sprawl in this location.

**Preventing neighbouring towns merging into one another**, Development would infill a triangular wedge of land between two existing areas of housing and would not significantly extend the edge of Kelvedon Hatch southwards. No reduction in countryside gap to other towns or villages would occur and as a result the development of the site would not result in the coalescence of settlements.

**Reducing the impact on the countryside**, the site represents a small, well contained arable field with strong boundary planting. Its development would not encroach into the wider countryside. Furthermore, The Site is bounded to the north and west with existing residential development and is therefore well related to the built up area and suited to a residential addition of this scale. The existing PROW 275\_19 through the centre of the site would be retained, offering good access to the wider PROW network.

**Preserving the setting and special character of historic towns**, Kelvedon Hatch is a relatively modern settlement, experiencing the majority of its growth during the twentieth century. Kelvedon Hatch has no conservation area and there are no listed buildings in close proximity to the site. It has no relationship with Brentwood, the historic town referred to in the Green Belt report.

**To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**. This criteria is not relevant for the purposes of this site.



### Ecology

The proposed development area has been subject to ecological surveys, including an Extended Phase 1 Ecology Survey.

The site comprises intensively managed arable land of low ecological value. Potential habitats of merit are restricted to the boundaries of site (hedgerows and trees). These boundary habitats are of value specifically to birds, as well as being of general biodiversity value themselves.

Any impact upon these ecologically valuable features can be mitigated through design to ensure that valuable features are retained and protected. Incorporating new planting of native species will enhance the biodiversity value of the existing boundary habitats, as well as create new ecologically valuable habitats on site (woodland and woodland edge). This will benefit protected species such as bats, as well as biodiversity in general. It is considered that implementing these enhancements will result in a positive increase to the biodiversity value of the site as a whole.

### Access

Ardent Consulting Engineers have undertaken an access appraisal, this confirms that the visibility splays and necessary set-back distances from Short Croft can ensure safe vehicular access to the site. This is informed by a speed survey that has been undertaken for the site.

### Walking and Cycling

The site is sustainably located with excellent access to facilities and services in Kelvedon Hatch. The site will tie into the existing footpath network on Stocks Lane, providing safe pedestrian access into the centre of Kelvedon Hatch. Furthermore, the site benefits from connectivity on its eastern boundary to PROW275\_19, which provides access to the nearby housing estate in addition to the wider public right of way network.

### Public Transport

Kelvedon Hatch has access to the high frequency bus corridor between Ongar and Brentwood. The site is located 250 metres from a bus stop on Stocks Lane and 900 metres from a bust stop on Ongar Road – both bus stops provide a regular connectivity to Ongar, Brentwood and Shenfield. A variety of railway connections are available in Brentwood, which provides regular rail connectivity to central London.

### Flood Risk

The land at Stocks Lane is located wholly within Flood Risk Zone 1 – the lowest risk of flooding. Ground condition testing has confirmed that infiltration is achievable. Attenuation can be provided on site in the form of Sustainable Drainage Systems (SuDS) such as ponds, swales, permeable paving and below ground systems.

These systems also have the potential to increase the biodiversity value of the site through the provision of natural habitats. By utilising SuDS and limiting surface water discharge the proposed development will not increase flood risk to the surrounding area.

Locally the site can be served by the existing public foul drainage network through a connection to the sewage network via a manhole on Stocks Lane.

### Utilities

The site benefits from its location adjacent to existing strategic infrastructure which will enable a connection to be made to public water supply, gas, electric and telecommunication services with minimal network reinforcement to the site.





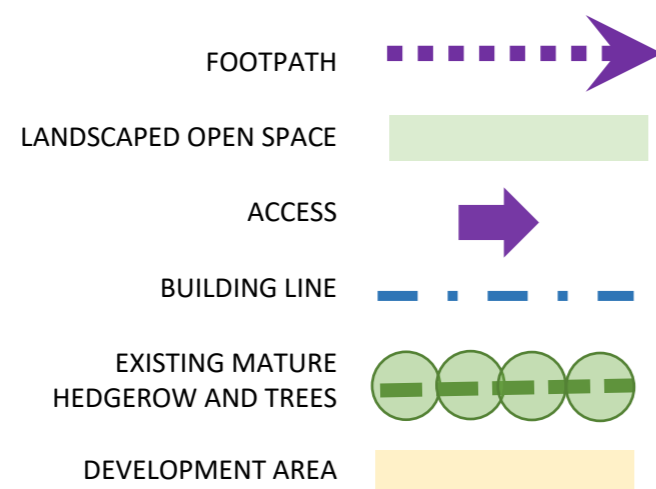
## The Vision

Based on the assessment of the site's constraints and opportunities summarised briefly in this document, we are able to confirm the site is achievable and deliverable. The Vision for the development at Stocks Lane is to provide a new, vibrant, landscape-led addition to the edge of Kelvedon Hatch.

The key aims for the development will be:

- To provide a landscape led development with rich and varied network of green open spaces and central linear park that will incorporated and augment important landscape features and enhance the setting of the public right of way.
- To deliver much needed housing for the Borough and for Kelvedon Hatch.
- To promote objectives of sustainable development through layout and design.
- To create an attractive, high quality development with a great sense of place and identity.
- To provide a development that is well connected, readily understood and easily navigated.
- To create an environment that prioritises pedestrians and cyclists.
- To provide a range of dwelling sizes, types and mix of tenure that will offer a choice of lifestyle accessible and acceptable to all.
- To enhance and improve biodiversity and provide wildlife corridors.
- To achieve a sustainable water drainage system with swales and ponds that will enhance the quality of the landscape.

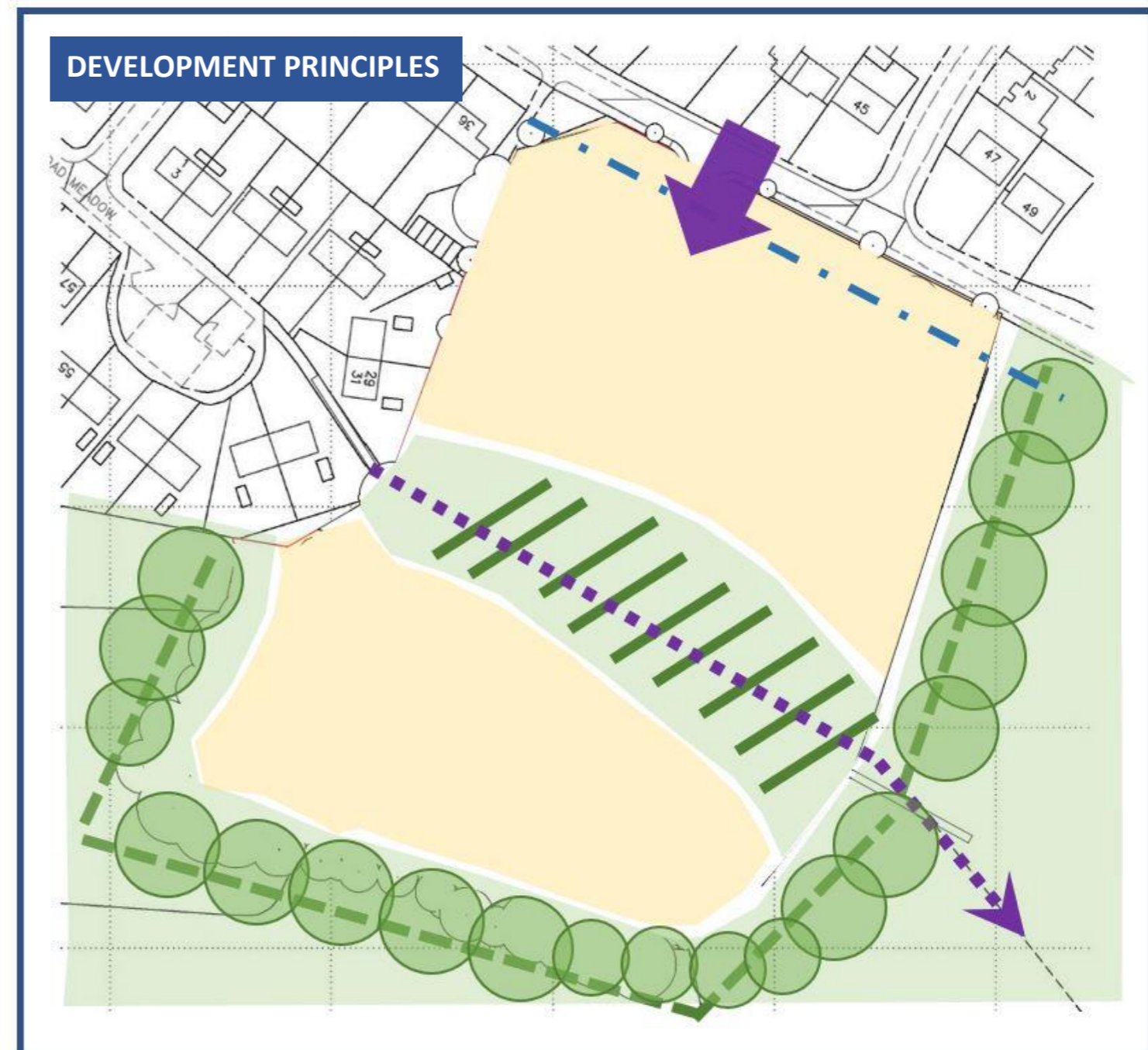
A key part of the vision will be to improve and enhance the built up edge of Kelvedon Hatch through the use of effective landscaping to enhance PROW 275\_19 as a green corridor to the surrounding countryside.



The strategy is illustrated on the Development Principles Plan. It includes the following:

- The retention of existing hedgerows and adjoining trees on the site boundaries to minimise the landscape effects of developing the site & to support wildlife habitat and diversity in the area.
- The introduction of significant new belts of structural planting and landscape 'buffers' through the centre of the site and along its eastern boundary to provide containment in addition to enhancing the setting of the existing public right of way.

- Pedestrian links around the development, thereby forming part of a 'green grid / green Infrastructure' network around and through the site, as well as providing improved links to the wider public footpath network.
- The provision of a comprehensive landscape scheme, including open space areas & active frontages, within the housing areas and adjoining the access roads to create an attractive and pleasant environment for the new residents.



## The Proposals

Based on the development principles, the illustrative layout plan provides for

### Key Principles:-

- Around 45 new homes – this will include a range of housetype and affordable housing
- Legible landscape-led strategy utilising an interconnected network of accessible green open spaces and boundary planting to visually shield development.
- Vehicular access from Stocks Lane
- Dual pedestrian access to Stocks Lane and Broad Meadow.
- Central green corridor through site, providing an enhanced setting to PROW275\_19
- Sustainable urban drainage incorporated within the site landscape strategy
- Policy compliant parking
- Generous gardens in excess of standards to reflect semi-rural setting of the site
- Enhancement of existing public rights of way and direct access to the wider countryside



## Conclusion

This document presents our preliminary ideas as to how the site could be delivered to meet the requirements of the Brentwood Local Plan. It will be used as a basis for discussions with the Council, local community and key stakeholders by Stonebond Properties as the process evolves.

The vision for the land at Stocks Lane aims to create an aspirational and sustainable place for living through creating a landscape-led addition to the eastern edge of Kelvedon Hatch.

The scheme set out in this vision document demonstrates that 45 homes can be delivered on the site, in a form and layout that responds to the opportunities and constraints of the site. Moreover, the development represents a modest extension to the settlement providing linkages both to the villages as well as the countryside beyond through enhanced links.

