

masterplan concept

a balanced settlement

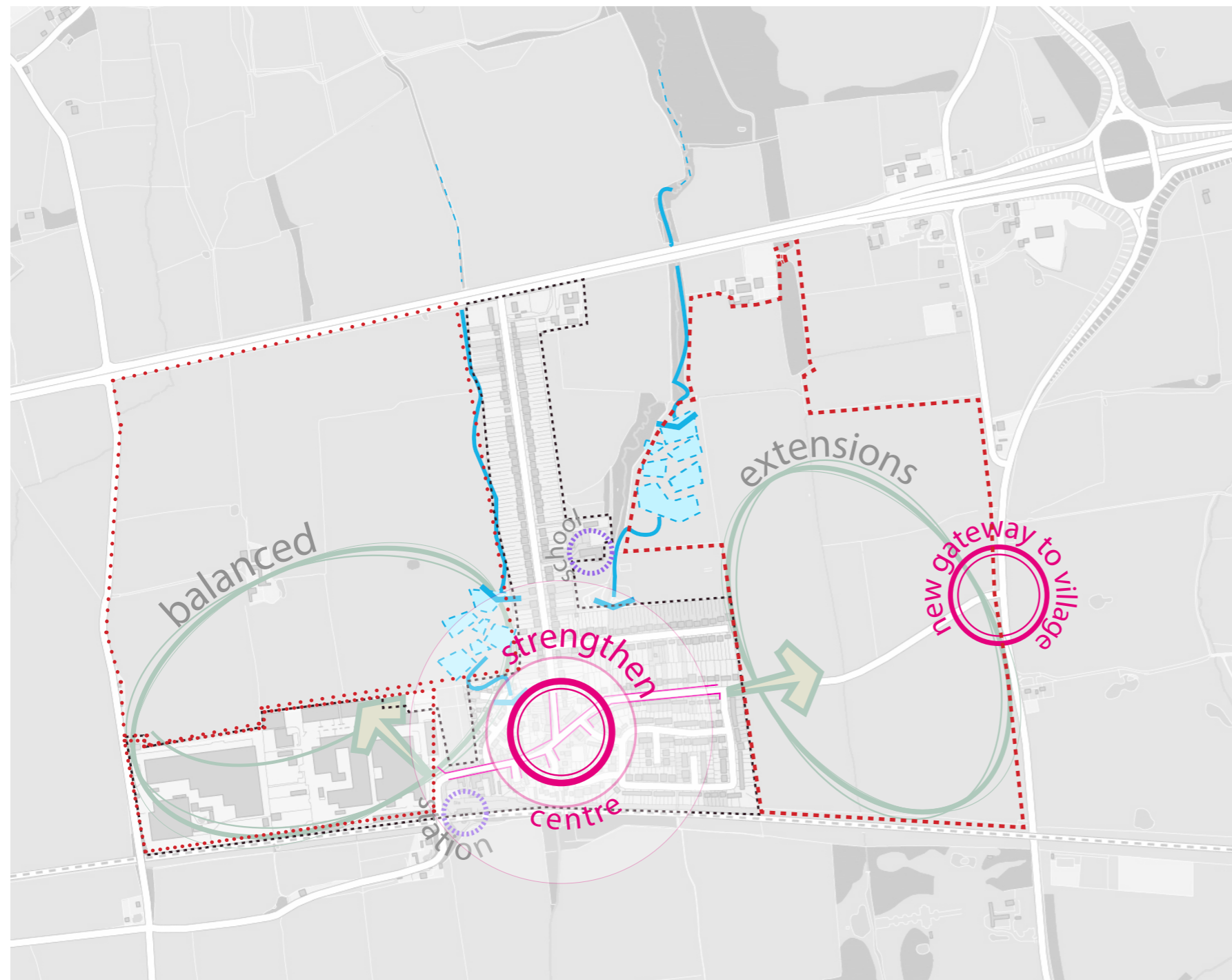
Our approach to the planning of the site has come from understanding the needs of the village and should not unduly affect the functioning of the village, in fact should strengthen the centre. We believe that the current Preferred Option would not create a stronger centre but instead would shift the centre westwards.

We propose a balanced extension that follows the thinking in the early SHLAA document by providing an equal quantum of development to either side of the village thereby ensuring an equal accessibility to the village centre and strengthening its current location.

The provision of some development to the east of West Horndon will enable the entrance to the village to be properly addressed as well as the 'capturing' of traffic before it passes through the centre causing undue congestion to reach the site to the west. The proximity of the eastern site to the primary school and local park would enable easy and logical expansion of each as well as providing further, more varied facilities within the same location.

We propose a sustainable and balanced settlement extension.

- site boundary
- - - settlement
- ... boundary to E&A Strategic Land site
- boundary to 2 industrial sites



the balanced settlement concept diagram

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the balanced extensions development principles

We have developed a series of principles drawn from these drivers to deliver a masterplan that contains a local character and that enhances the features of the site area:

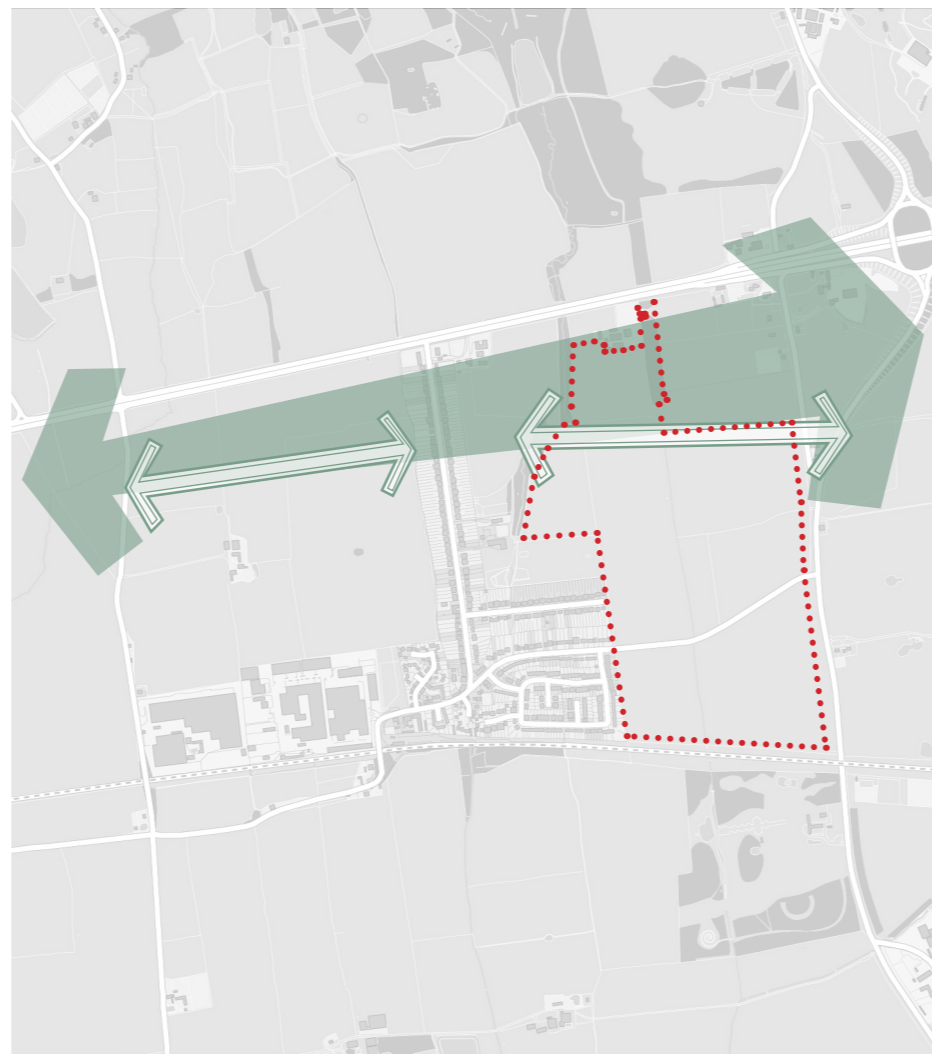
Strengthening of N/S woodland character in fenlands

This principle draws from the strong landscape character of the fenlands and proposes the strengthening of existing hedgerows to create woodland opportunities as well as utilising the drainage corridors



Connected woodland protecting heritage

To create a new woodland along the northern edge of the site to protect the Conservation Area and minimise visual impact from local listed buildings and the Country Park



Create connected E/W landscape structure

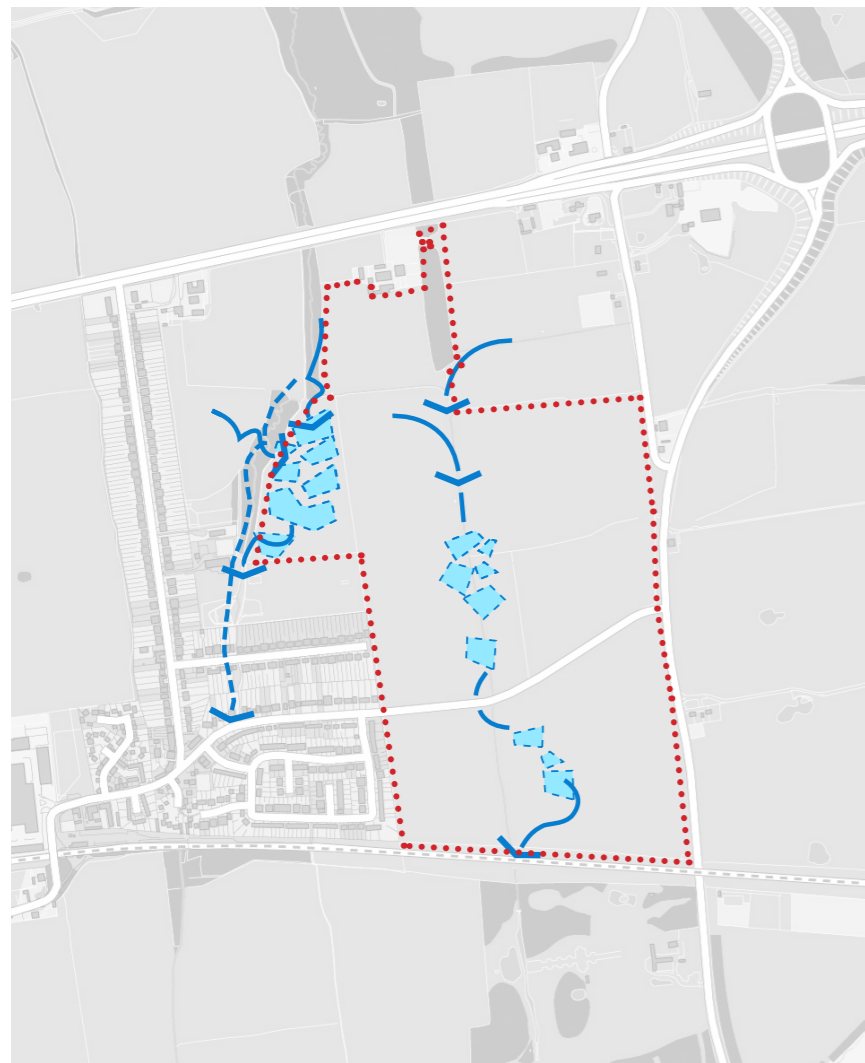
This will improve ecological biodiversity across the site and beyond whilst reducing exposure of the site to the south westerlies off the Thames Estuary and mitigating any visual impact from the north



site specific development principles

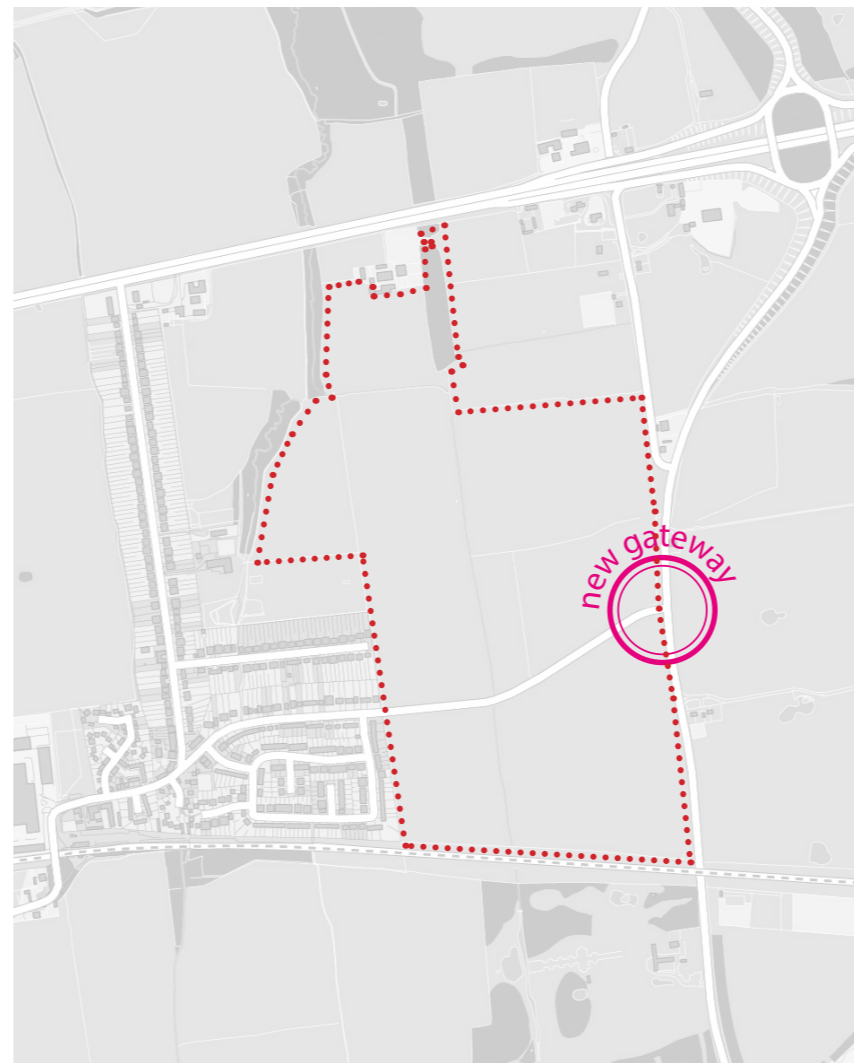
Surface water strategy

Utilise the drainage corridors on the site and adjacent to it to create a series of connected wetlands that mitigate any local flooding whilst creating a rich and diverse ecological habitat and varied quality of open space



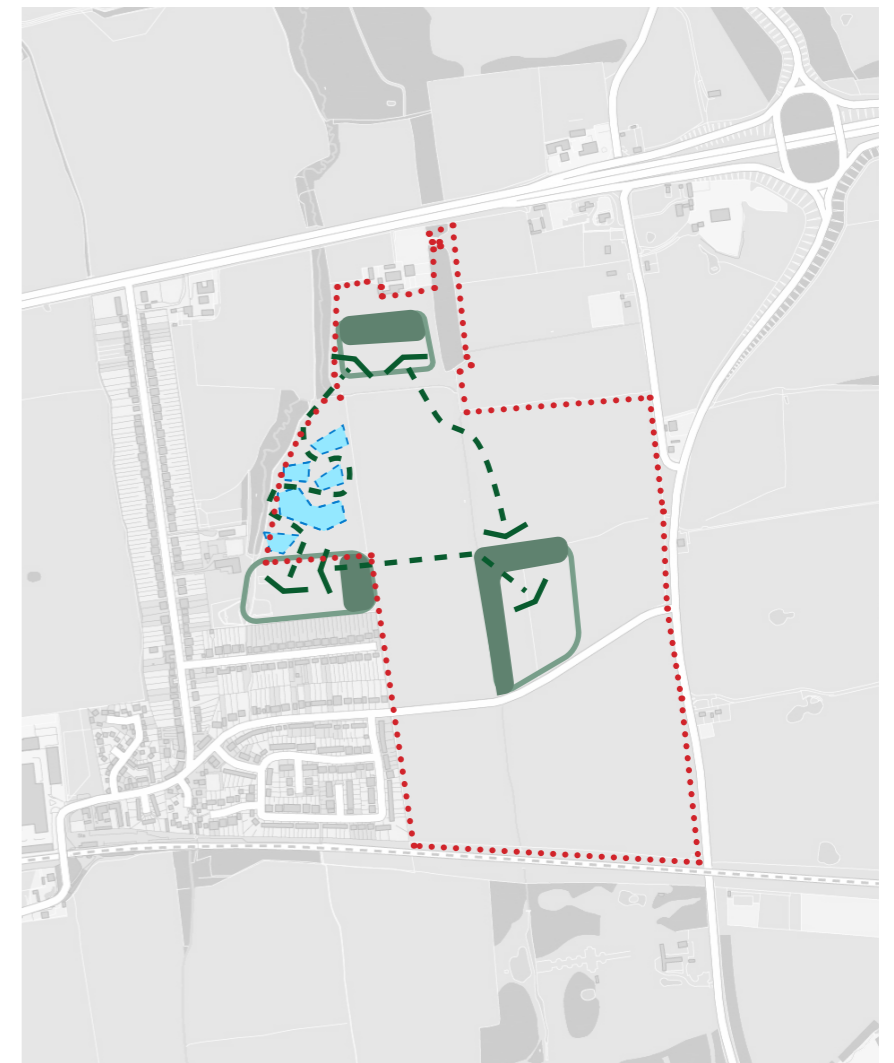
Create a positive entrance to the village

The positive, planned entrance to the village directly off the A128 will both improve the sense of arrival by creating a setting whilst also resolving traffic speeds off the A128.



Connected and varied public open space

The development to the east of the village enables the direct connection to existing community open space with varied landscape treatments, footpaths, natural play and improved pedestrian access to the Country Park.



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concept masterplan

Our proposed masterplan concept (shown here with the landscape principles for a potential western solution as part of the balanced settlement) shows a clear landscape structure with the creation of a new gateway to West Horndon, centrally located and connected public open space, wetlands and new residential blocks arranged in a rectilinear layout. Key to the development of a defensible edge are the linear hedgerows and woodland that run to the northern quarters of the land to the east and west of West Horndon. This linear feature could connect through the ancient woodland with other drainage corridors and assist in the mitigation of development from the public viewpoints to the north.

The concept plan provides for the following areas:

61.26Ha

Land east of West Horndon area

37.26Ha (61%)

Land for open space, community facilities and infrastructure

24Ha (39%)

Proposed housing development area

This provides for between:

550-650 houses

with the remainder to the west of the village.

This leaves the remaining houses for the land to the west of the centre include the farmland and industrial sites. The other land on this site can be used to improve the landscape structure and reintegrate it to the north whilst also mitigating the visual impact identified in the site visibility analysis.



The balanced settlement concept masterplan for east and west extension areas of West Horndon

The analysis raised a number of drivers to deliver an appropriate and site specific masterplan. These included:

- enhance the north/south landscape structure;
- improve the Station Road character as an historic lane and central feature to the masterplan
- the north/south alignment of the site is ideal to arrange blocks along the drainage corridors and hedgerows which leads to east/west facing properites that will maximise light
- strengthen the existing network of landscape structure to mitigate development on the site
- selectively add additional hedgerows to further assist in mitigating development impact
- provide wetlands to reduce flood risk
- create varying habitats through wetland areas
- create a variety of public routes through wetlands to improve amenity
- strengthen existing east/west hedgerow and north/south woodland grid
- provide woodland buffer to the southern edge of the Thorndon Country Park;
- connect new woodland inot the ancient woodland to the west and north to increase local ecological biodiversity
- strengthen the green grid;
- connect public open space on the site into West Horndon Park;
- potentially provide improved access to the Thorndon Country Park
- create opportunities from the constraints by designating a higher porportion of land as public open space
- create strong east/west and north/south grid of streets and spaces arranged by the existing landscape structure

Each of these components has been delivered in the adjacent concept masterplan for the land east of West Horndon.

- proposed woodland planting to provide a buffer to the Conservation Area
- local park extension as wetlands and boardwalk public access
- improved primary school
- central open space (over water mains) with public access and wildlife habitats
- new entrance gateway into the settlement
- varied landscape edge with footpaths and enhanced hedgerows
- proposed development parcels



The concept masterplan for the land east of West Horndon
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