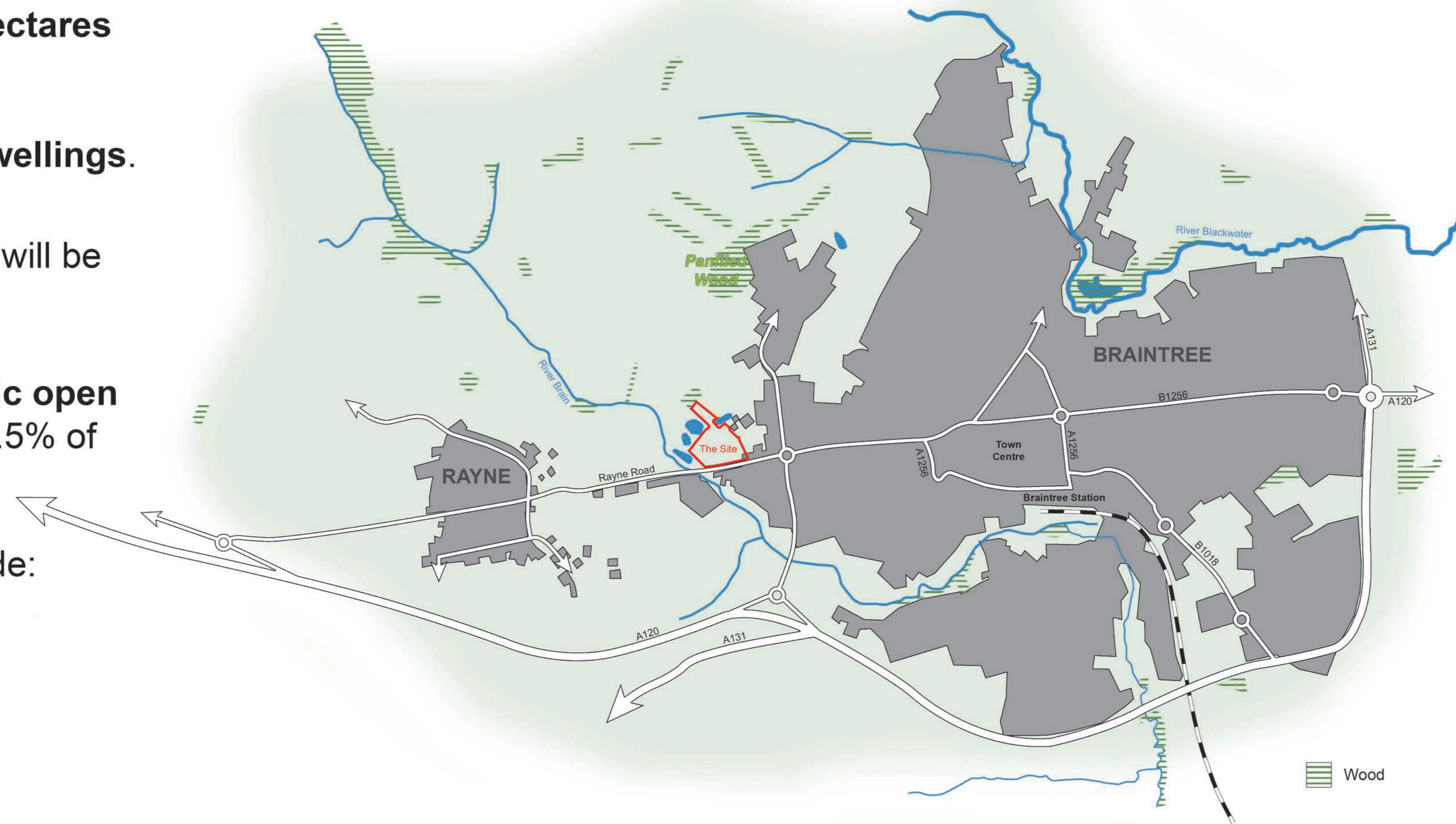


Manor Oak Homes welcomes you to Rayne Road, Braintree

This is a pre-application consultation event for a landscape-led residential scheme seeking outline planning permission for land to the north of Rayne Road on the western fringes of Braintree. This consultation has been organised to inform the local community of the emerging proposals and to give you the opportunity to ask questions and make comments.

- The total **site area** is **6.2 hectares** (15.32 acres).
- **139** proposed residential **dwellings**.
- **30%** of proposed dwellings will be **affordable housing**.
- The area of proposed **public open space** totals **18.291 m²** (29.5% of total site area).
- The development will provide:
 - 5-bedroom properties x **4**
 - 4-bedroom properties x **23**
 - 3-bedroom properties x **46**
 - 2-bedroom properties x **42**
 - 1-bedroom properties x **24**



- The **site access** will be from **Rayne Road**, to the south of the site.
- The proposed scheme provides onsite **biodiversity enhancements**.
- The **majority** of the established **trees** will be **retained**. Over **235 new trees** are to be planted.
- The **majority** of the established **hedgerows** will be **retained**, and additional enhancements proposed.
- The development may provide **community benefits** through **£106 financial contributions**.



Existing Views



Aerial & Photograph Locations

Meet The Team

- Architecture – APPS
- Arboriculture – FEC
- Ecology – FEC
- Flood Risk Assessment & Drainage – JPP
- Landscape Architecture – FEC
- Planning Consultant - ARP
- Transport & Highways - JPP

INTRODUCTION

BRAINTREE - RESIDENTIAL DEVELOPMENT



About the Site

The site is located next to the built up area of Braintree. There is existing residential development to the south along Rayne Road. Springwood Industrial Estate is to the east which is proposed to be expanded in the future. There are three commercial fishing lakes to the west.

Planning Background


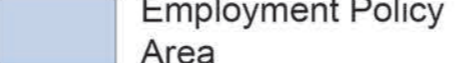
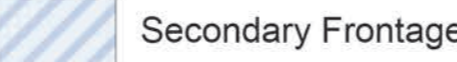
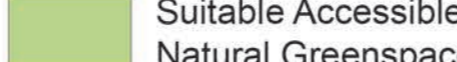


Braintree District Council is currently in the process of preparing a new Local Plan which will set out the strategy for future development and growth up to 2033.

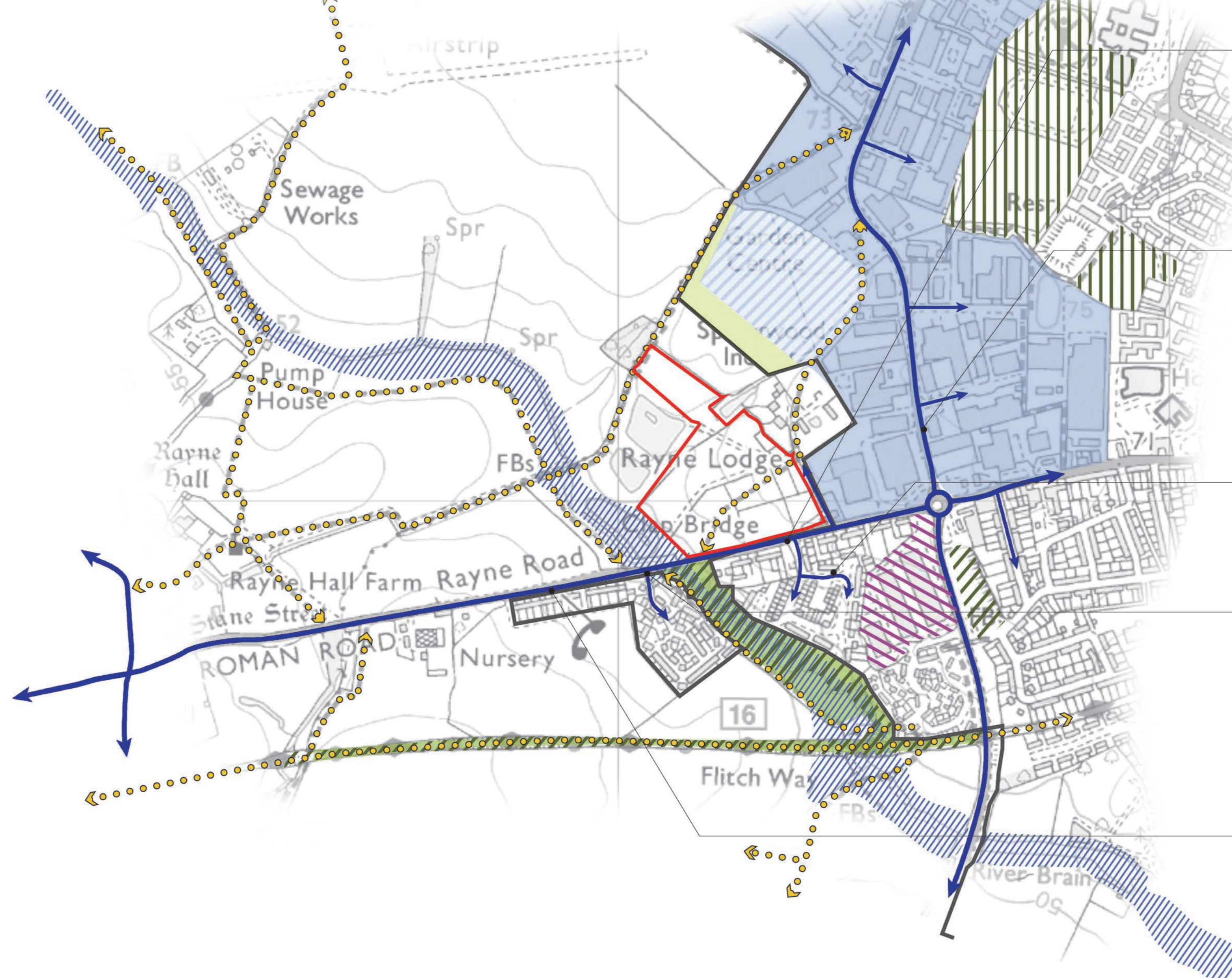
As part of this, and in line with Government requirements, a document called the Strategic Housing Market Assessment (SHMA) has been prepared. This helps the Council work out how many houses are needed and of what type. The Assessment estimates a need for 761 to 883 new houses per year which is significantly more than the 272 new houses per year set out in the Council's current Core Strategy.

The Council therefore needs to plan for a far greater number of new homes and as part of this the Council will need to release sites on the edge of Braintree.

Sustainable Development

Planning applications for new housing developments will be considered by the Council on their merits and whether they contribute positively to achieving sustainable development. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. The Government has made it clear that there is a presumption in favour of sustainable development and that proposals for new development should, wherever possible, be considered favourably, especially where they would contribute towards achieving the Government's ambition to see a boost in the delivery of new housing.

KEY	
	Site Boundary
	Development Boundary
	Broomhills Regeneration Area
	Employment Policy Area
	Secondary Frontage
	Formal Recreation
	Informal Recreation
	Suitable Accessible Natural Greenspace
	Structural Landscaping
	Flood Zones
	Vehicular Movement
	Public Rights of Way



Site Context Photographs



Rayne Road



Springwood Drive



Nayling Road



Rayne Road



Rayne Road

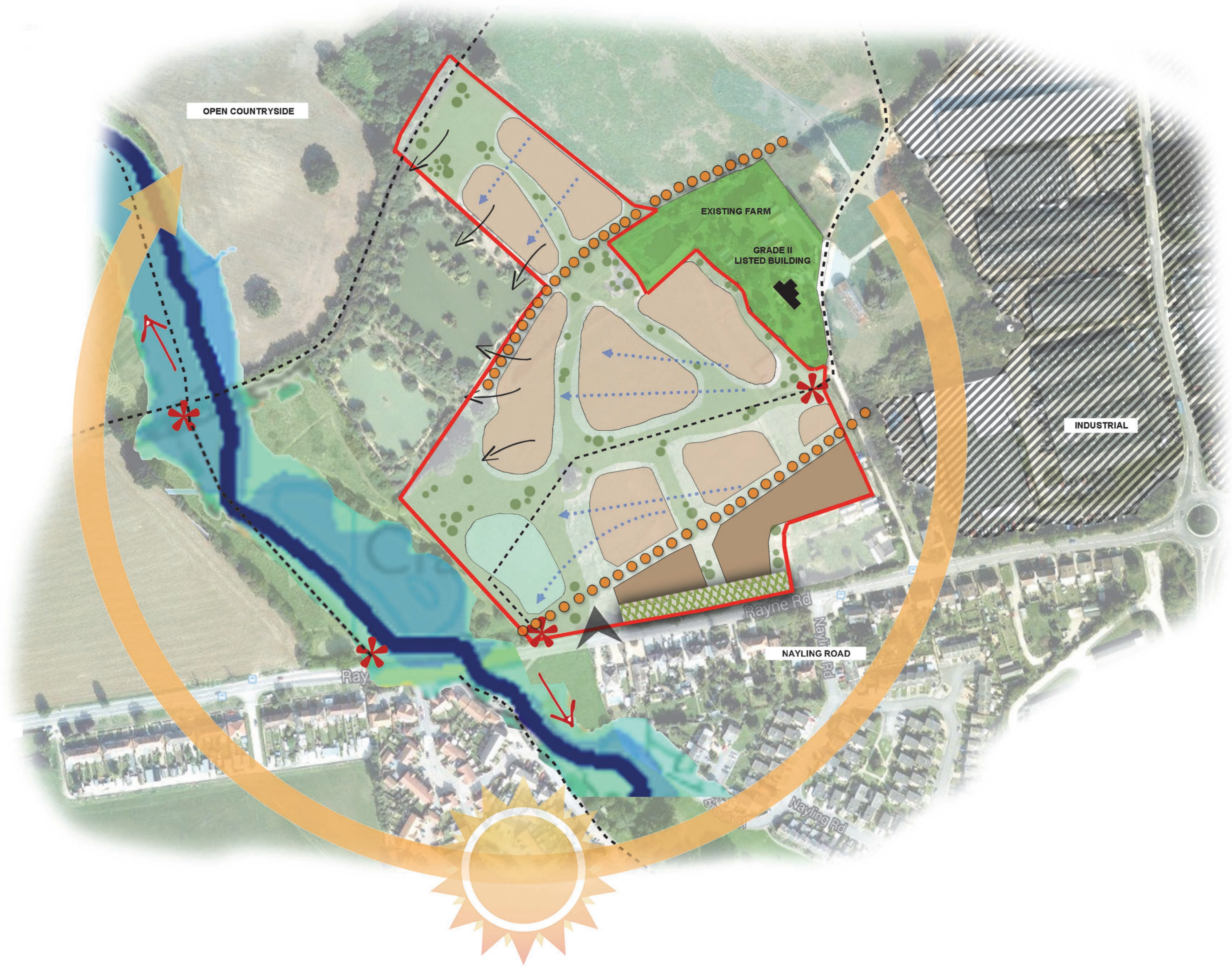
The site is considered to be a particularly suitable and sustainable site for residential development which would bring with it **a number of benefits to the local community, economy and environment:**

- It is very well located for existing services, facilities, public transport options and walking/cycling opportunities
- The development would provide new high quality homes including much needed affordable housing to meet local needs
- Significant areas of public open space, new footpaths, a park and linear green spaces would provide for ecological enhancements and protect views into and out of the site

- The scheme retains the existing fishing lakes to provide a leisure benefit for new and existing users
- Development can take place on the site without increasing flood risk or harming the wider landscape and the traffic generated can be accommodated within the existing highway network
- New jobs will be created during the construction phase and local expenditure will be enhanced
- The development will generate financial contributions towards local infrastructure improvements

PLANNING POLICY CONTEXT

BRAINTREE - RESIDENTIAL DEVELOPMENT



The layout has been informed by an assessment of the site and the landscape characteristics that distinguish the local area. It recognises the site's assets and uses these within the layout design.

The proposal creates a natural extension and transition, between the existing industrial / commercial estate on Springwood Drive and the River Brain. The proposed landscape treatment will provide a soft edge and a degree of screening to the south and east. A central green wedge will break up the built form and retain a green corridor in views from the west.








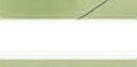
Retention and enhancement of the existing hedgerows and trees will enrich biodiversity and maintain the existing green infrastructure. Additionally, provision of public open space and attenuation ponds will enhance any ecological value of the site. It will introduce new habitats and create a wildlife friendly environment through the use of native species for the majority of the planting.

- POTENTIAL SITE ACCESS
- EXISTING PUBLIC FOOTPATHS
- EXISTING FOOTPATH ACCESS POINTS
- HEDGEROW AND STEEP CHANGE IN LEVEL
- SURFACE WATER MOVEMENT
- POTENTIAL LOCATION OF ATTENUATION POND
- SITE BOUNDARY
- VIEWS
- RIVER BRAIN VALLEY
- POSSIBLE EASEMENTS
- PROPOSED BUILT FORM
- PROPOSED HIGHER DENSITY BUILT FORM
- RIVER PATH
- FLOOD ZONE 2
- FLOOD ZONE 3

OPPORTUNITIES & CONSTRAINTS

BRAINTREE - RESIDENTIAL DEVELOPMENT

Key

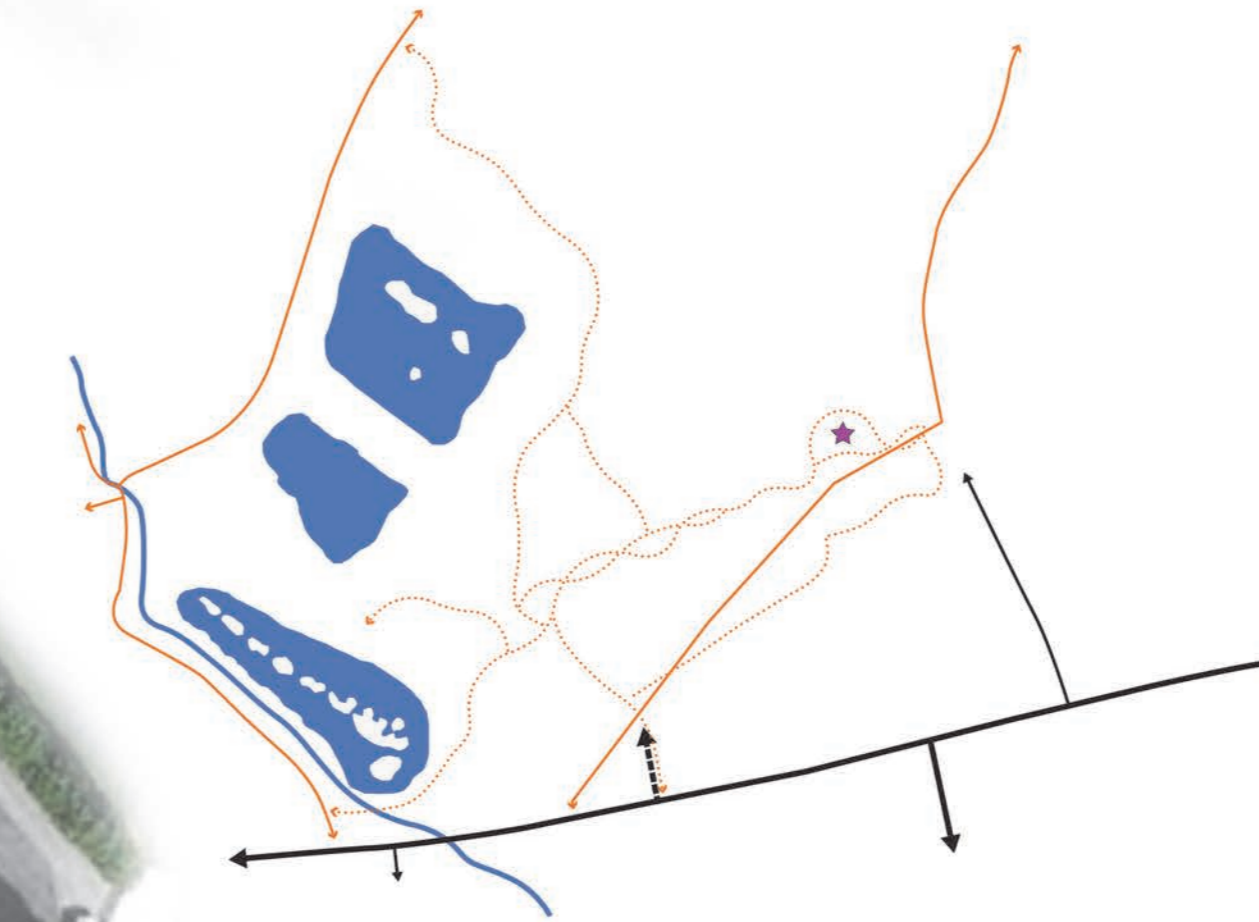
-  Existing Vegetation
-  Proposed Trees
-  Proposed Shrub
-  Proposed Hedge
-  Ornamental Grass
-  Wildflower Meadow
-  Wetland Meadow
-  Grass



Connectivity & Play




The proposed site entrance will be from Rayne Road allowing good connectivity to Braintree Town Centre, Rayne and the A120. Pedestrian connectivity will be enhanced providing improved connectivity between the open countryside, residential dwellings south of Rayne Road and Springwood Drive. One formal area of play is proposed within the central public open space.

-  Proposed Playground
-  Proposed Vehicular Connectivity
-  Existing Vehicular Connectivity
-  Proposed Pedestrian Connectivity
-  Existing Pedestrian Connectivity



Existing and Proposed Vegetation

The existing vegetation is mainly confined to the site boundaries and consists of hedgerows and field boundary trees. The proposed vegetation aims to strengthen the existing vegetation and add structure to the streetscape as well as enhancing the proposed public open space.

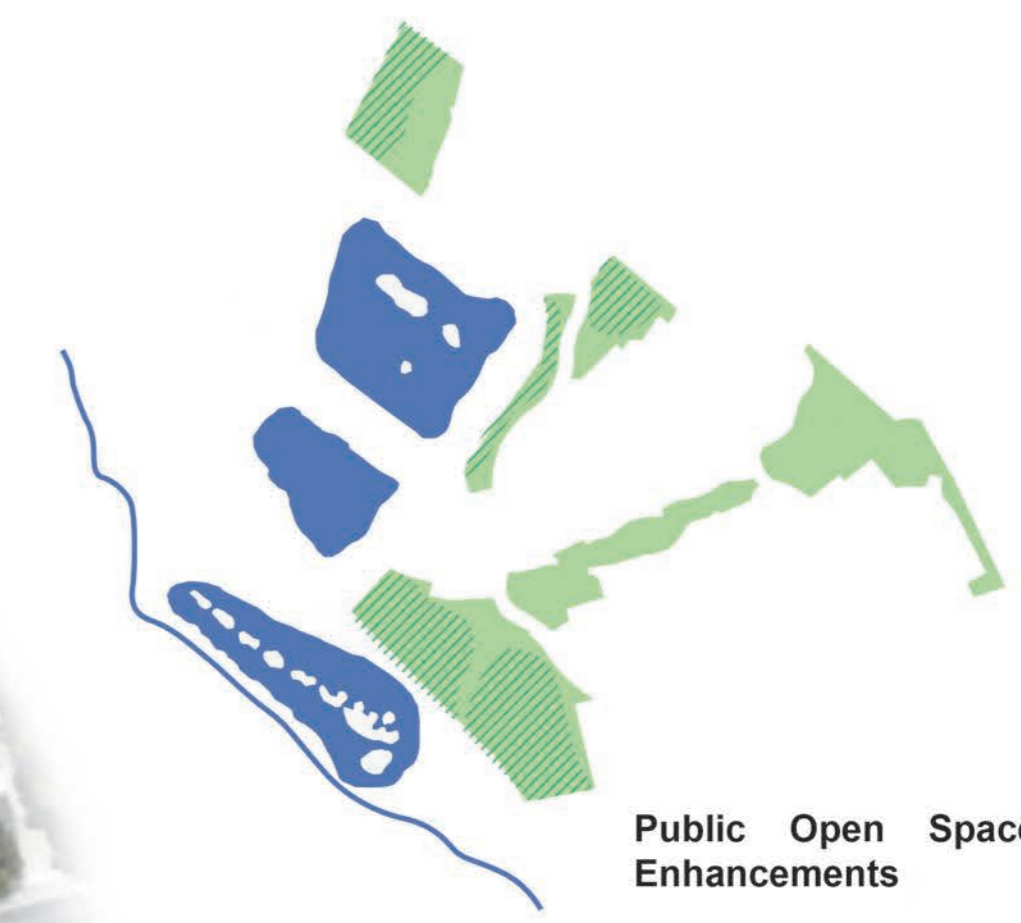
-  Existing Trees
-  Existing Shrubs & Hedges
-  Proposed Trees



Public Open Space & Biodiversity Enhancements

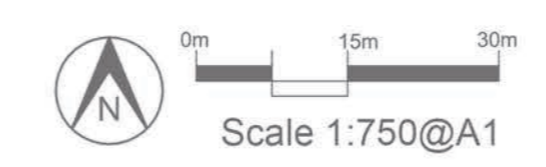
The proposed public open space will provide a green wedge from the River Brain to the historic farm house on top of the ridgeline. The attenuation feature in the south-west corner provides biodiversity enhancements and foraging grounds for wildlife.

-  Public Open Space
-  Biodiversity Improvements



LANDSCAPE MASTERPLAN

BRAINTREE - RESIDENTIAL DEVELOPMENT



A



Badger area (Scale 1:500)

A dedicated Badger area will be created near to the location of an offsite sett. The footpath leading through this area allows residents to pass through.

The grass will be managed to provide suitably varied habitat for Badgers. Areas of rough grassland will be retained to provide long grass for gathering bedding; whilst some parts will be mown short to enable Badgers to forage for earthworms and other invertebrates. Providing cover in the form of hedgerows, shrubs and scrub will encourage Badgers to use the area.

Plant species have been selected, with reference to advice from the Badger Trust, to provide foraging opportunities such as fruits, berries and nuts.

Large native trees reflect the site context to the north-west and provide wildlife habitat.

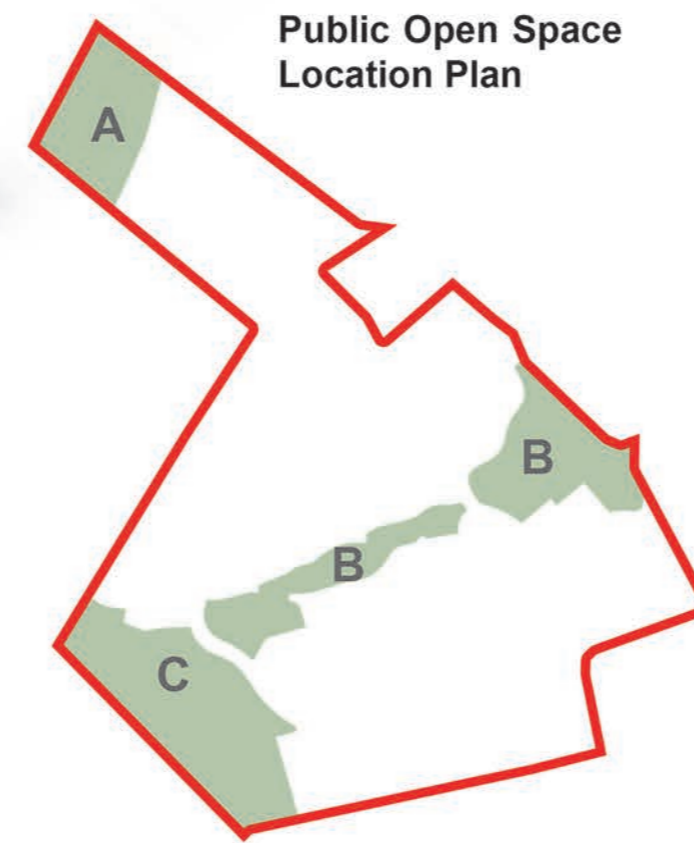
Proposed native shrubs will provide foraging and nesting habitat for wildlife.



Hedgerow provides a degree of separation between residential dwellings and the open space, whilst maintaining passive surveillance.

Winding footpaths are inspired by the natural flow of a water course, such as the River Brain.

Public Open Space Location Plan



The proposed play area caters for younger children and provides areas of formal and informal play.

Proposed planting provides a soft edge and a degree of separation whilst maintaining passive surveillance.



Grass mounds create elevation and interest and are a reoccurring feature within the public open space.

Planting within the playground is aimed to stimulate the senses such as smell and touch.

Hedgerows will provide a degree of separation between residential dwellings and the open space.

Native feature trees, like English Oak, reflect the existing site context and enhance the green wedge.

B



Ornamental grasses and herbaceous plants will provide colour interest and movement throughout the year.

Grass mound provides a degree of separation between the road corridor and public open space.

Native shrubs provide a soft edge to the attenuation feature.

Landform and hedgerows create a semi-enclosed pocket park within the open space.

Wetland meadow and reed beds provide increased biodiversity, attract wildlife and provide foraging ground.

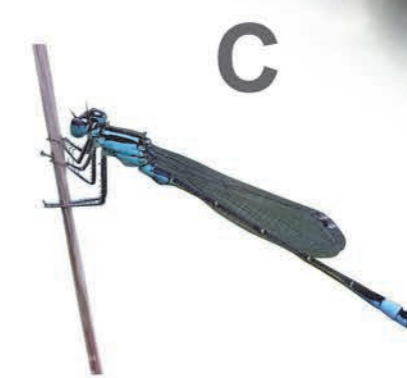
Proposed playground equipment by KOMPAN or similar.

Key

	Existing Vegetation		Ornamental Grass
	Proposed Trees		Wildflower Meadow
	Proposed Shrub		Wetland Meadow
	Proposed Hedge		Grass

Ecological enhancements of attenuation feature (Scale 1:500)

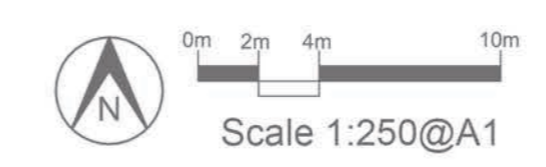
The attenuation feature provides opportunities for ecological enhancements, through increased diversity of habitats and plants. Wetland meadow will be planted to increase floristic diversity, and provide opportunities to pollinators and other wildlife. Native shrub planting will provide cover to small animals using the area, as well as foraging opportunities. Native tree species will also offer foraging habitat, as well as nesting sites for birds. Refugia for reptiles and amphibians will be created by forming small piles of stones and logs.

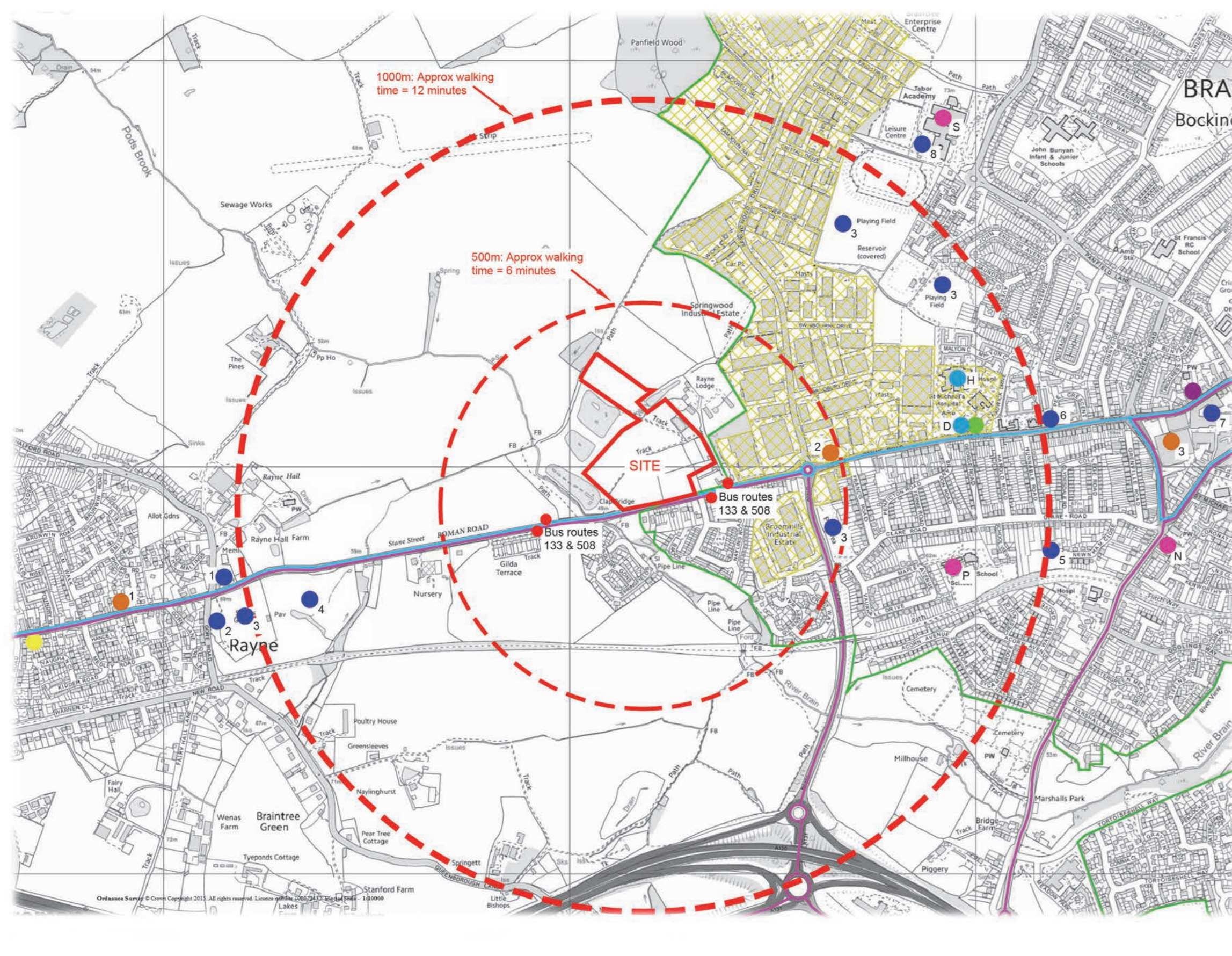


Scale 1:500@A1

PUBLIC OPEN SPACE

BRAINTREE - RESIDENTIAL DEVELOPMENT





Accessibility

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities.

Drainage

The drainage for the site will be designed in line with current legislation:

- Building Regulations;
- Sewers for Adoption; and
- National Planning Policy Framework.

Sustainable Urban Drainage Systems (SUDS) will be utilised. Infiltration testing shows that soakaways are not viable. Surface water will discharge to the River Brain with the discharge rate restricted to greenfield equivalent rates. Surface water attenuation will be provided to accommodate events up to and including the 1 in 100 years and climate change event.

Foul water will discharge to Anglian Water's foul water drainage network.

Parking

Car parking will be provided in line with Parking Standards: Design and Good Practice, published by Essex County Council in September 2009.

Proposed Access Design

This drawing shows the access to be compliant with current highways regulations.

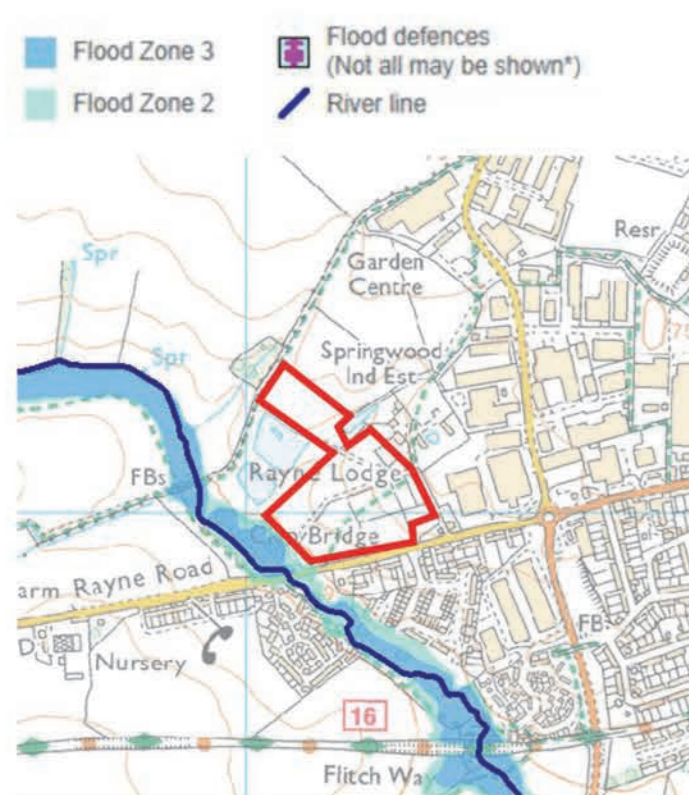
Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Rayne Road. The predicted number of trips generated by the proposed development is shown in the table below. A Transport Assessment is being undertaken to determine the impact of the proposed development.

Proposed Vehicle Trips

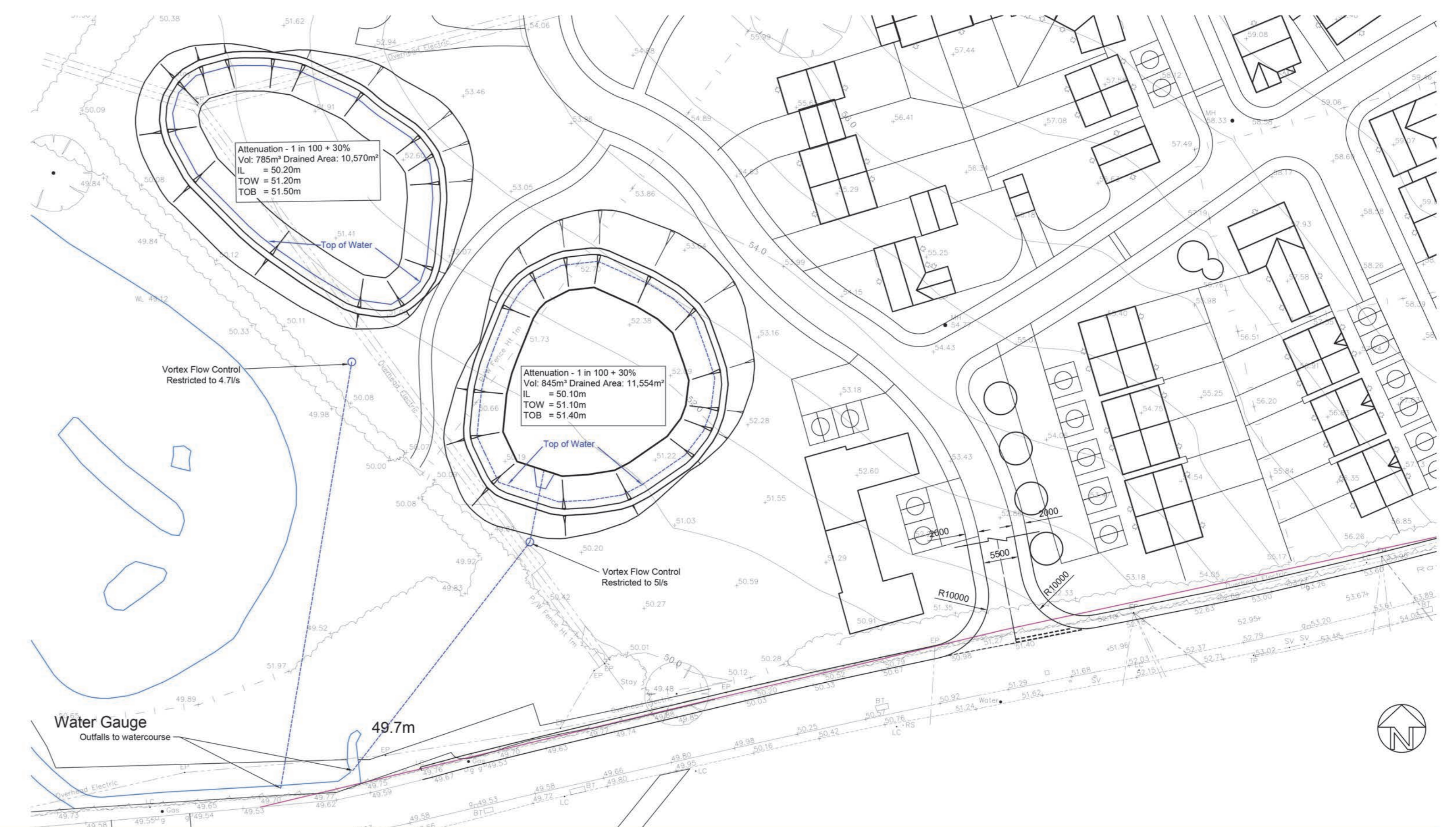
Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	22	69	91	49	28	77

Table 6.2



Flooding

A Flood Risk Assessment has been prepared by JPP Consulting. This concludes that the proposed development will not increase the risk of flooding at or in vicinity of the application site. **The application site is located within Flood Zone 1 as defined by the Environment Agency.** Flood Zone 1 is defined as being a **low risk zone** with the likelihood of flooding being less than 1 in 1000 years or 0.1%.



HIGHWAYS & DRAINAGE

BRAINTREE - RESIDENTIAL DEVELOPMENT

House Types

- The design allows for a generous landscaped frontage along Rayne Road and an informal building line to reflect nearby context and provide variety and interest.
- The central public open space will take the form of a 'linear green space' which will be very well surveyed on all sides.
- Key vistas within the site have been considered, key buildings terminate views as appropriate. We have avoided where possible long lengths of straight roads and grid-like layouts to reflect the urban fringe and the existing pattern of development nearby.
- The mix is in accordance with local need and information contained within the Strategic Housing Market Assessment.
- There are varying house types across the site which will pick up on local style and detailing. Most corner units will be dual aspect with 2 active frontages.
- No units exceed 2 stories in height and all have generous rear gardens of at least 10m in length.
- The site will utilise a range of surface treatment materials for added variety and to encourage reduced vehicle speeds.

Representation of proposed affordable flats and houses



Location Plan



Location of affordable housing



HOUSING MIX

BRAINTREE - RESIDENTIAL DEVELOPMENT

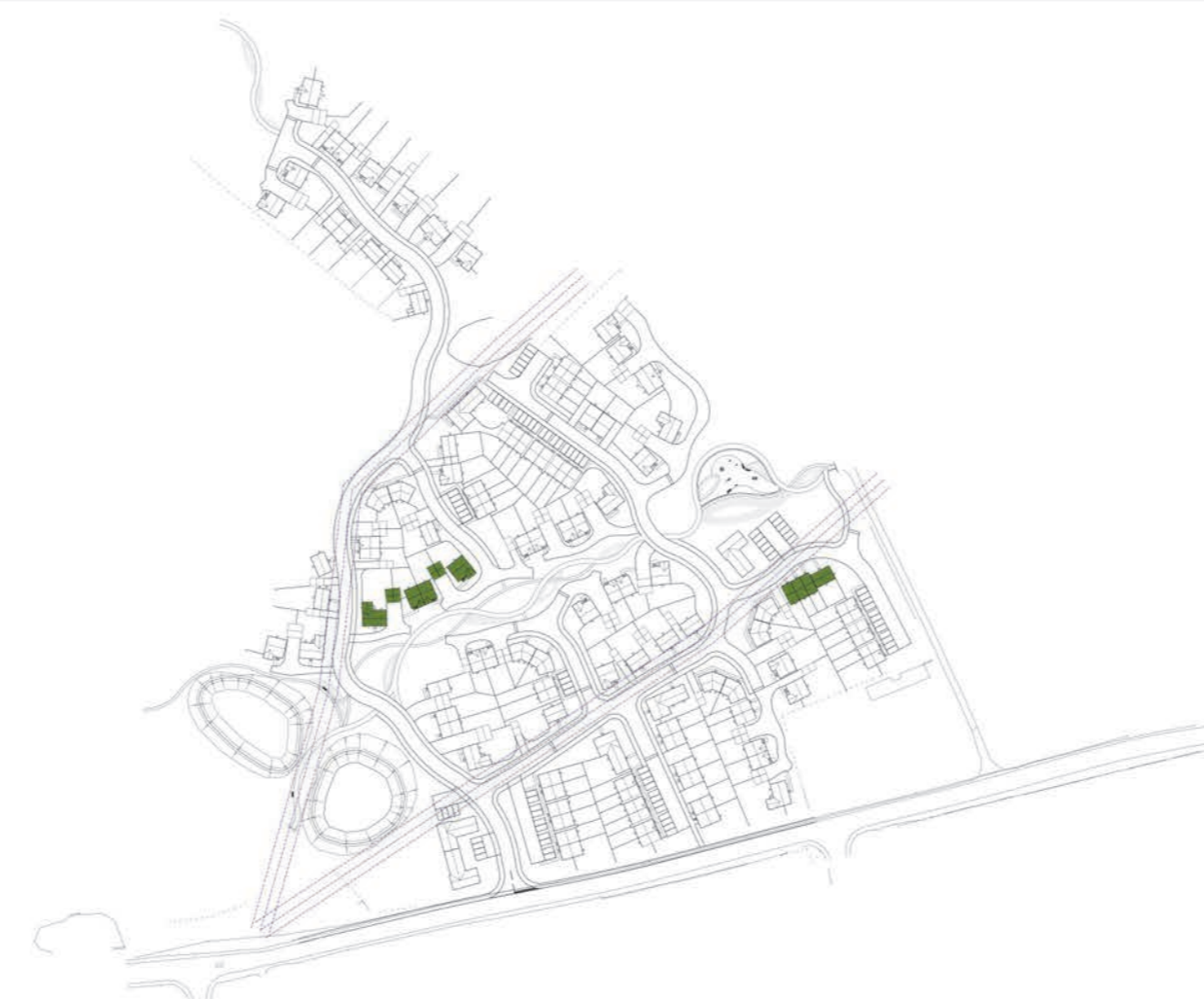


Indicative elevation of properties 51 to 54

These illustrations are representative of the proposed street scene. They provide an idea of the overall shape and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final materials choices are usually provided as part of a reserved matters application.



Indicative elevation of properties 86 to 89



Location Plan

Manor Oak Homes thanks you for your attendance at this exhibition.

Engagement with the local community is an important part of the planning process and your views are important to us.

Comments forms are available near the entrance and we request that you assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards will be available on our website. The address is:

www.manoroakhomes.co.uk/RayneRd-Braintree

Comments should be sent to:
info@arplanning.co.uk

Thank you for attending.

ELEVATIONS

BRAINTREE - RESIDENTIAL DEVELOPMENT

