

WELCOME

THANK YOU FOR VISITING THIS PUBLIC EXHIBITION

The exhibition has been arranged in order to present emerging plans for two of the Wivenhoe Neighbourhood Plan allocated development sites; Land off Elmstead Road and Land to the rear of the Fire Station on Colchester Road.

Manor Oak Homes are seeking to deliver a high-quality development that meets the needs of the local community in terms of delivering new housing, a care home and allotments all in accordance with the objectives of the Neighbourhood Plan.

In attendance at the exhibition are representatives from Manor Oak Homes and the professional consultant team who will be on hand to assist with any queries or comments you may have on the proposals.

We are here to listen to your thoughts and the exhibition gives you the opportunity to provide your feedback and shape the future form of the proposals before submission of a planning application later in the year.

MANOR OAK HOMES

MANOR OAK HOMES IS AN EXPERIENCED LAND PROMOTER PROMOTING STRATEGIC LAND ACROSS THE HOME COUNTIES AND EAST ANGLIA.

AS A BUSINESS, WE HAVE A FOCUS ON COMMUNITY ENGAGEMENT, SEEKING TO ACHIEVE HIGH QUALITY DEVELOPMENT TO MEET IDENTIFIED HOUSING NEEDS.

WE ARE LOOKING TO BRING FORWARD OUTLINE PLANNING APPLICATIONS ON THE ELMSTEAD ROAD AND COLCHESTER ROAD SITES IN LINE WITH THE NEIGHBOURHOOD PLAN ALLOCATIONS.

WE ARE ENGAGING WITH THE TOWN COUNCIL AND LOCAL PEOPLE TO SEEK INPUT IN DEVELOPING SCHEMES WE CAN ALL BE PROUD OF.



SITE LOCATION PLAN

THE TEAM HERE TODAY



SITE LOCATION

The two sites are located to the northern edge of Wivenhoe and form part of the Neighbourhood Plan proposed development areas.

The larger site is located to the west of Colchester Road comprising a field behind the Fire Station and backing on to the existing houses on Heath Road and abutting Bromsgrove Junior School on its western boundary.

The smaller site is located to the north of Elmstead Road adjacent to the housing off Feedhams Close to the south-west boundary and to the north of the junction with Broadfields Road and Elmstead Road.

THE DEVELOPMENT SITES

LAND AT ELMSTEAD ROAD

The site highlighted below measures 0.93ha and was put forward for development as part of the Neighbourhood Plan under Policy WIV30.

It is currently an agricultural field and it is proposed that it is suitable for a minimum of 25 dwellings.

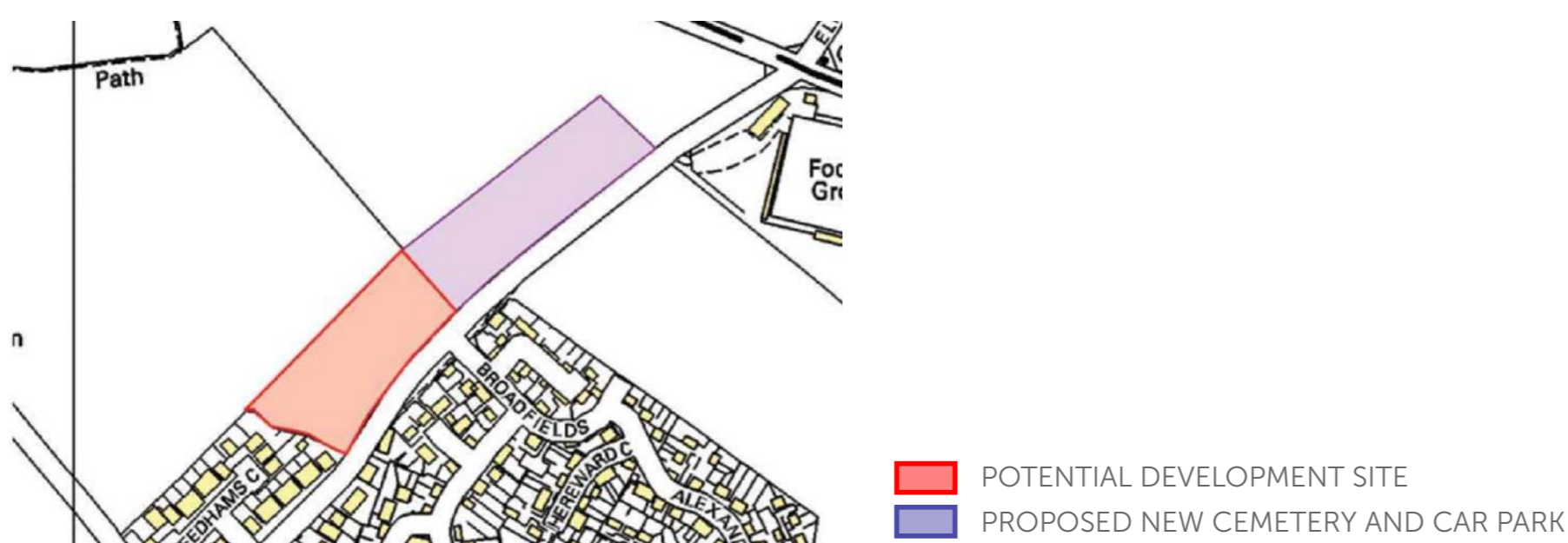


LAND BEHIND THE FIRE STATION, COLCHESTER ROAD

The site highlighted below measures 3.4 ha and lies to the north western edge of Wivenhoe. The land is currently an agricultural field and has a well defined hedgerow boundary to the north forming a natural well vegetated edge. The site has been considered to be suitable for development under Policy WIV 31 of the Neighbourhood Plan and is able to accommodate a minimum of 80 dwellings with land for a care home located to the west and further west beyond the developable area 1.5 ha of land for allotments.



EXTRACTS FROM THE WIVENHOE NEIGHBOURHOOD PLAN



POLICY WIV 30: LAND AT ELMSTEAD ROAD































1. Each dwelling to be of a maximum of two bedrooms suited primarily for single people or as 'starter' homes for young couples; and
2. 20% of these dwellings should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability; and
3. Land of a minimum of 1,5 hectares in size and as shown on Figure 37 for use as a proposed new cemetery and car park be gifted to Wivenhoe Town Council, Subject to viability, it is expected this site will be provided with car parking for 12 cars, be suitably fenced on all sides, incorporate a suitable footway through it and provide a cold water supply to a stand-pipe before it is lifted to the Town Council; and
4. A hydrological or other necessary surveys demonstrate that ground conditions are suitable for the cemetery and will not have an unacceptable impact on local drainage; and
5. Appropriate landscaping to be implemented on the north west boundary of the residential part of the site in order to ensure that development is well screened by trees and not easily visible to people travelling on Colchester Road; and
6. It can be demonstrated that development will not have a detrimental impact on wildlife, as evidenced through an appropriate wildlife survey; and
7. Appropriate pedestrian and vehicle access into the residential part of the site from Elmstead Road is provided; and
8. Contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with current policy at the time any application for planning permission is made.

POLICY WIV 31: LAND BEHIND THE FIRE STATION

1. The gift of 0.15 hectare of land to build a minimum of 5 dwellings suitable for people aged over 60 in need of housing, currently or recently living or working in Wivenhoe or having close family connections to people living or working in Wivenhoe to a suitable housing charity; and
2. A minimum of 20 dwellings suitable for occupation by older people including the frail elderly and active retirees and preferably built to the Lifetime Homes Standard should be provided; and
3. A minimum of 15 dwellings of smaller units suitable for older people, single people or young couples should be provided; and The number of dwellings with four or more bedrooms should not exceed 15 and could also incorporate an office for home working or annexe to accommodate a relative; and
4. At least 50% of all dwellings should be constructed to the Lifetime Homes Standard; and
5. 20% of dwellings should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability; and
6. Land for allotments is provided on a field of approximately 1.5 hectares close by Broomgrove Schools together with a suitable access. Subject to viability this site should be provided with a mains water supply; and
7. Contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with current policy at the time any application for planning permission is made; and
8. Appropriate landscaping is provided on the northern boundary of the site in order to ensure that development is well screened; and
9. Contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with current policy at the time any application for planning permission is made.

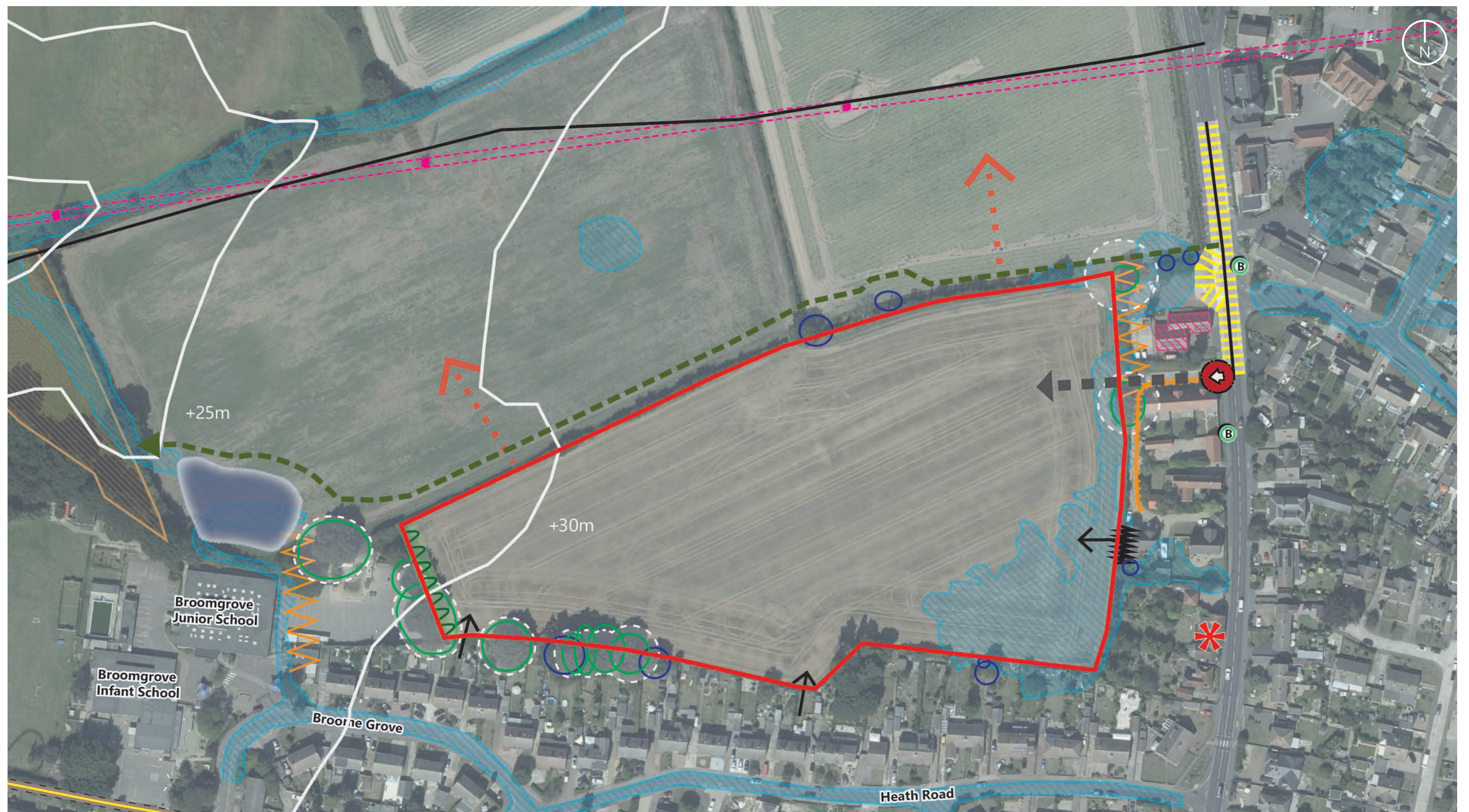
CONSTRAINTS & OPPORTUNITIES

KEY

-  Site Boundary
-  Proposed Site Access
-  Contours
-  +10 Spot Heights
-  Surface Water Flood Risk
-  Overhead Power Cables & Pylon Towers
-  Access Track for Allotment
-  PRow
-  Colne Local Nature Reserve
-  Wivenhoe Park
-  Proposed Allotments
-  Potential SUD's Locations
-  Views
-  Potential Overlooking
-  Potential Movement Route
-  Grade II Listed Buildings
-  Opportunity for Enhanced Landscape Buffer
-  Potential Adverse Noise Effects of Roads
-  Potential Adverse Noise Effects Adjacent Fire Station & Primary School
-  Wivenhoe Fire Station
-  High Quality Trees
-  Medium/Low Quality Trees
-  Root Protection Areas
-  Bus Stop
-  Gas Utilities Route
-  Foul Drainage Route
-  Water Utilities Route
-  Taylor Wimpey Richard Avenue Scheme
-  Adjacent Property Close Proximity to Site
-  Potential Access to Taylor Wimpey Scheme



WIV 30 - LAND AT ELMSTEAD ROAD - CONSTRAINTS & OPPORTUNITIES PLAN



WIV 31 - LAND BEHIND THE FIRE STATION - CONSTRAINTS & OPPORTUNITIES PLAN

SITE PROPOSALS

PROPOSED SITE LAYOUT

The proposals are for new high quality and sustainable homes. The layouts have evolved from a landscape led approach retaining key landscape features.

These include, trees and hedgerows whilst also providing open space for habitat enhancement.

LAND OFF ELMSTEAD ROAD

- Up to 25 homes with a mix of open market and affordable housing.
- Homes to be two bedroom and targeted at local younger people seeking a first property.
- Access from Elmstead Road.
- Landscape buffer and generous set back of new dwellings from south west boundary to maintain privacy and visual amenity for existing residents Feedhams Close.
- Retention of existing trees and reinforcement of existing hedgerows as well as new tree planting.
- A range of open space areas to provide for informal use, biodiversity and habitat enhancement.
- Sustainable management of surface water with new attenuation basin (SuDS)
- Cycle storage for each dwelling and charging points provided for electric vehicles.
- While land is identified in the Neighbourhood Plan for a cemetery to the north or the site, a traditional burial cemetery is not viable due to high water levels and that we are in discussions with the town council to agree how an alternative form of cemetery could come forward.



WIV 30 - LAND AT ELMSTEAD ROAD - PROPOSED LAYOUT



WIV 31 - LAND BEHIND THE FIRE STATION - PROPOSED LAYOUT

LAND TO REAR OF THE FIRE STATION

- Up to 80 homes with a mix of accommodation for all ages including open market, affordable housing.
- A 60 bed care home (two storey in scale) located to the west of the site.
- A primary access from Colchester Road adjacent to the existing Fire Station.
- New allotment area proposed to the west of the site with a new dedicated vehicle and pedestrian access track along the northern boundary connecting to Colchester Road.
- A courtyard development of single storey Charity Homes to provide tailored care and accessible homes for elderly residents, located on the eastern boundary.
- Landscape buffer to neighbouring properties that back on to the site.
- A range of open space areas to provide for informal use, children's play and biodiversity and habitat enhancement.
- Sustainable management of surface water with new attenuation basin (SuDS)
- Cycle storage for each dwelling and charging points provided for electric vehicles.

CARE HOME



ALTERNATIVE CARE HOME LOCATION PLAN

ALTERNATIVE CARE HOME LOCATION

- The Neighbourhood Plan shows a location for the new care home on the western side of the allocated housing development. The initial feedback from care home operators is that this location is not ideal due to its distance from Colchester Road and poor accessibility for residents, staff and visitors to public transport and local facilities in Wivenhoe.
- We would like to hear your views on the best care home location. Would it be better having a frontage to Colchester Road to be closer to the existing bus stops, shops and amenities along Vine Drive to be more accessible to the care home resident with benefits to people's wellbeing?
- Relocating the care home in this location could provide an opportunity to create a broader range of new services as part of an enhanced local centre. For example, an enhanced local centre could also include for provision of a medical centre or nursery/ creche adjacent to the care home. We would be keen to hear your views on whether this is something you would like to see in the future?

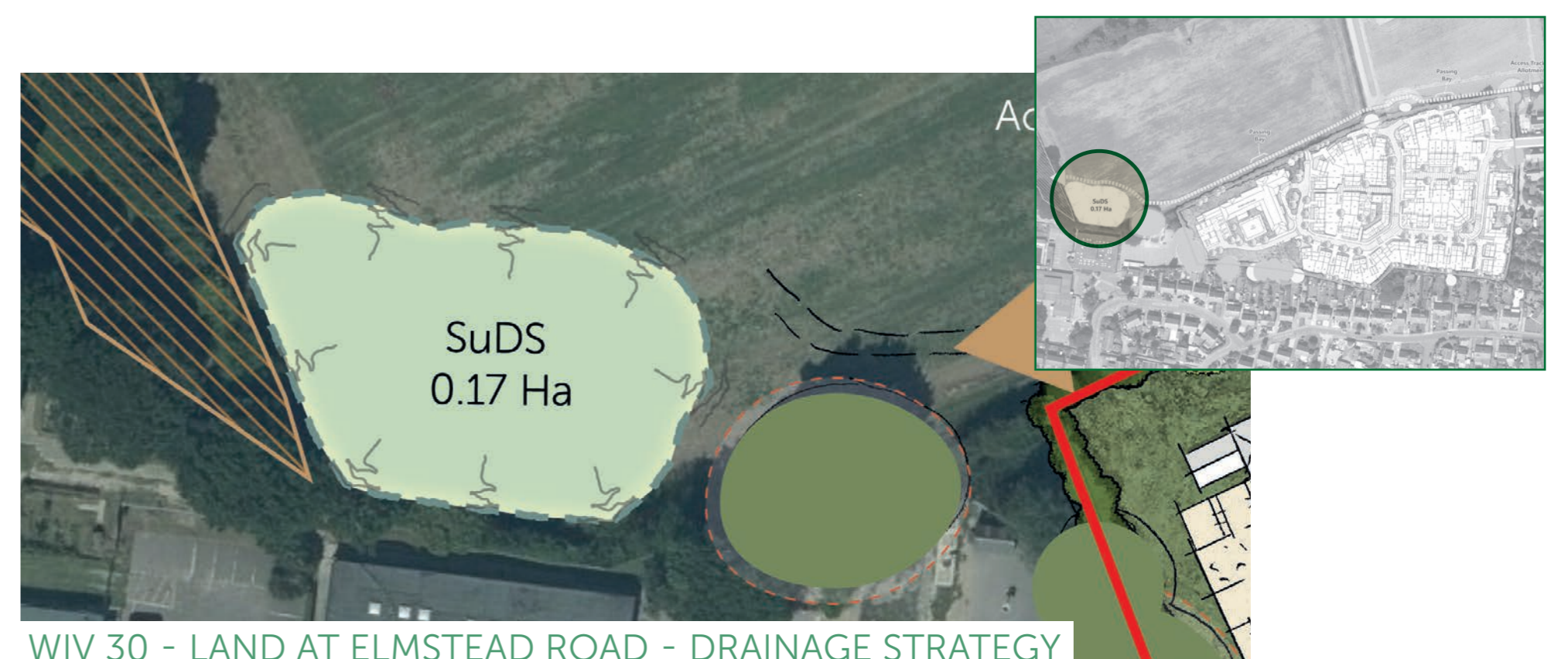
DRAINAGE PROPOSALS

NATURAL FLOODING

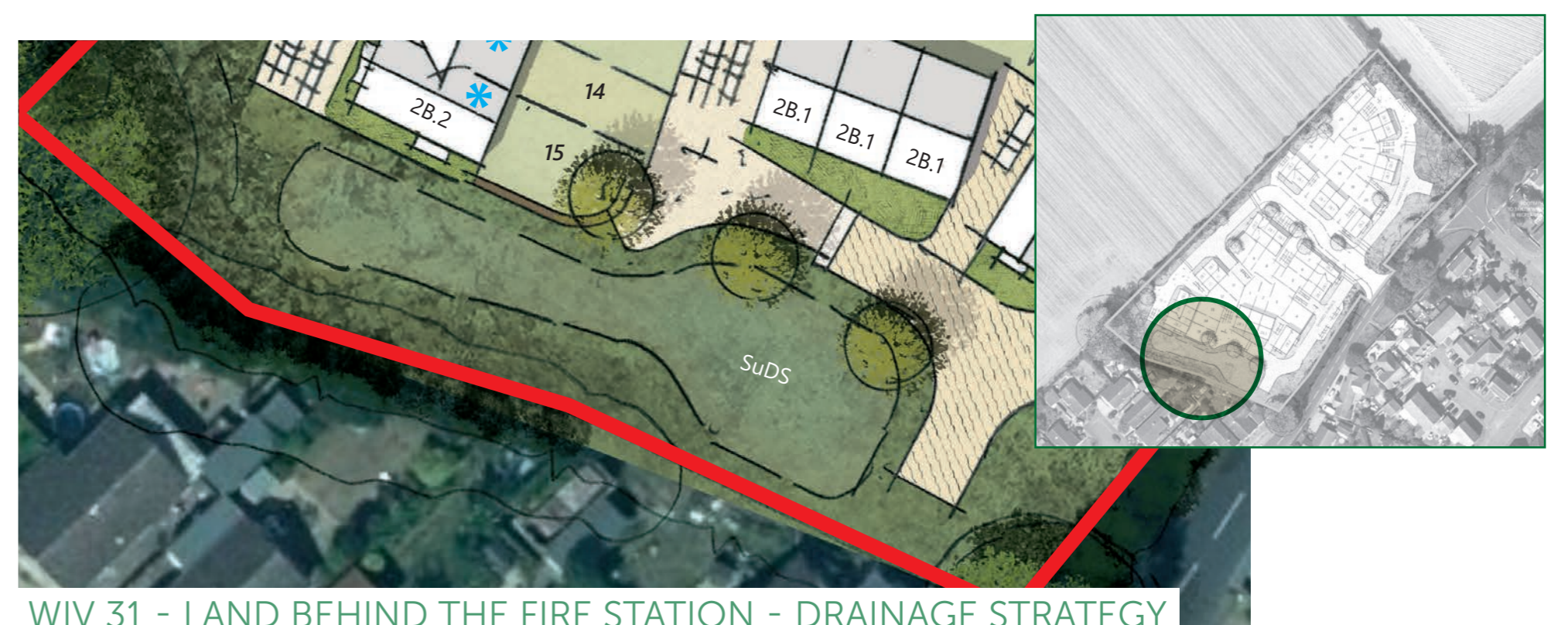
- Both sites are located within Flood Zone 1
- The Colchester Road site is at a low or very low risk of surface water flooding.
- The Elmstead Road site is generally at a very low or low risk of surface water flooding although some areas in the south eastern corner have a high and medium risk of surface water flooding. This area of the site will generally comprise POS or SUDS.

DRAINAGE STRATEGY

- Surface water discharge rates will be restricted to their greenfield equivalent rates.
- Attenuation will be provided to accommodate 1 in 100 year plus climate change events
- Upstream SUDS features will include permeable paving and rain gardens as appropriate.
- Colchester Road surface water will outfall to on site watercourses.
- Elmstead Road surface water will outfall to adjacent sewers
- Foul water from both sites will discharge into the adopted sewers



WIV 30 - LAND AT ELMSTEAD ROAD - DRAINAGE STRATEGY



WIV 31 - LAND BEHIND THE FIRE STATION - DRAINAGE STRATEGY



EXAMPLES OF SUSTAINABLE DRAINAGE STRATEGY IMPLEMENTATION

LANDSCAPE

KEY LANDSCAPE PRINCIPLES

The developments will include proposals for new landscaping tying in with the existing trees and hedges situated within and around the site boundaries.

The proposed planting strategy will predominantly consist of native species that will include the ecological and biodiversity enhancements. New tree planting is proposed as an integral part of the layouts to ensure a high-quality residential scheme is created, ensuring longevity to the localised treescape, whilst allowing the built elements to be successfully integrated within the suburban setting.

SUGGESTED LANDSCAPE STRATEGY

- Comprehensive high quality landscape scheme which includes mitigation for the existing vegetation removal as well as a number of landscape and biodiversity enhancements throughout.
- Inclusion of landscape buffers to the site boundaries to maintain green boundaries to the development ecological connectivity.
- Key focal landscape features are designed to frame the development entrance.
- Enhanced ecological features with the inclusion of wildflower meadows and wetland wildlife basins included within the Open space. Elements design to enhance biodiversity across the development.
- Enhanced pedestrian links and accessibility through the creation of links within the open space.



FEATURE TREE PLANTING



ORNAMENTAL SHRUB & GRASS PLANTING



ALLOTMENTS



ECOLOGY & ARBORICULTURE

ECOLOGY SUMMARY

A Preliminary Ecological Appraisal was undertaken of the Sites to identify any important ecological features as well as identify any potential opportunities to deliver ecological enhancements.

The survey identified that the Sites comprise arable fields bound by hedgerows and mature trees. There are also areas of grassland, scrub and a small area of woodland.

The majority of the Site is considered to be of lower value for biodiversity and wildlife. However, higher value habitats such as the small area of woodland and the hedgerows which surround the Site will be retained and incorporated into the development.

There is a comprehensive, high-quality landscape scheme which includes mitigation for the existing vegetation removal as well as a number of biodiversity enhancements and planting which will predominantly consist of native species.

The design includes landscape buffers around the Site boundaries which maintain green corridors and ecological connectivity throughout the local area.

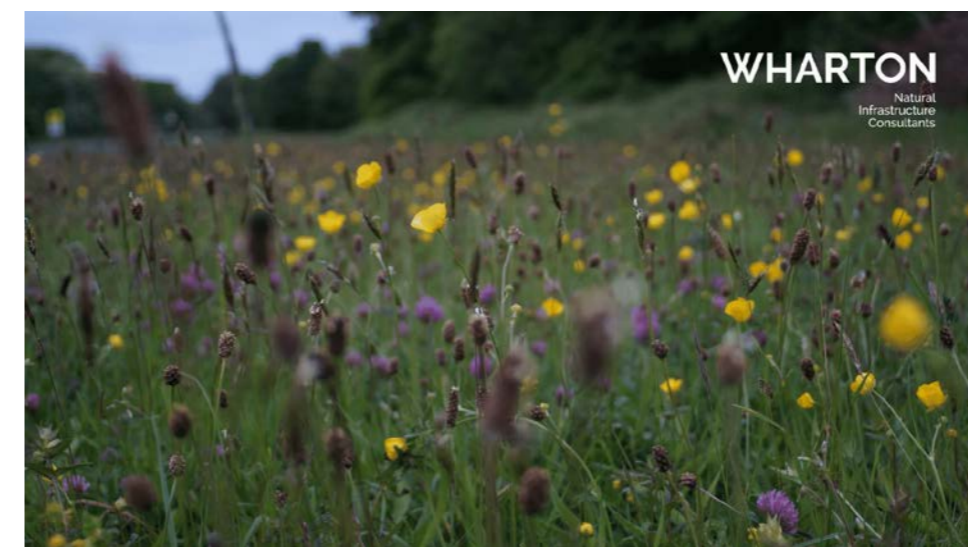
The Site lies within a 'B-Line'. This is a project run by BugLife who have created a network of 'insect pathways' across the UK, along which they are restoring and creating a wildflower-rich habitat steppingstones specifically designed for invertebrates. The proposed development will include wildflower meadows which will hopefully contribute towards the B-Line project and encourage pollinators in the local area.

The Proposed Development will include 'hedgehog highways' which comprise a 13x13cm hole at the base of garden fences, this will increase connectivity across the Site for hedgehogs.

Other ecological enhancement features include designing the on-site Sustainable Drainage System to benefit wildlife and increase biodiversity whilst also managing water at the Site.



WHARTON



WHARTON



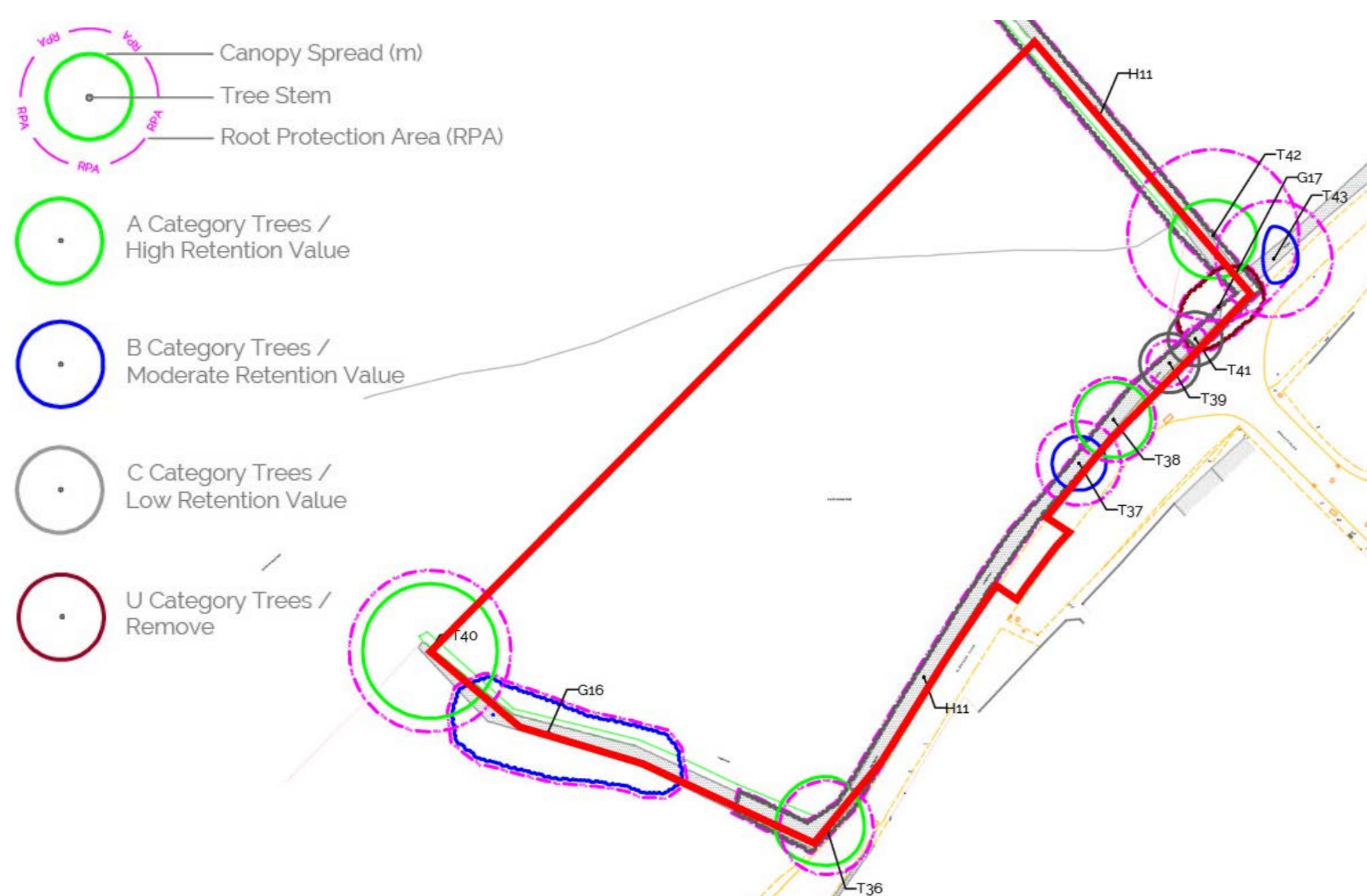
STRUCTURAL LANDSCAPING & AREAS FOR BIODIVERSITY ENHANCEMENT

ARBORICULTURE SUMMARY

A detailed tree survey was undertaken. The survey identified that the Site comprises of two agricultural fields that are framed by predominantly mature high value oak trees. There has been a significant commitment from the design team to ensure the successful retention and incorporation of as many trees as possible. These mature trees have been considered an asset to the site and will provide a wide variety of benefits to the proposed scheme. No mature or high value trees are to be removed as part of the Proposed Development.

There are two Tree Preservation Orders associated with the Site, which include the protection of two pedunculate oaks (T3 and T4) (see plan below) which are located adjacent to the proposed fire station access. Both trees have been retained as part of the Proposed Development.

Additionally, as part of the Proposed Development, there will be a significant commitment to tree planting across the Site. The Proposed Development will provide a mid- to long-term gain in both canopy cover and amenity value to the Site and the wider Wivenhoe area.



WIV 30 - LAND AT ELMSTEAD ROAD - TREE CONSTRAINTS PLAN



WIV 31 - LAND BEHIND THE FIRE STATION - TREE CONSTRAINTS PLAN

APPEARANCE

It is the intention that the design approach will be high quality and sympathetic to the local vernacular and the special character of the more historic parts of Wivenhoe.

The houses will be of traditional character and form, predominantly two storey in scale and with the Charity Homes single storey.

The care home will also visually appear two storey in scale but with some accommodation for staff also contained within part of the attic roof space.

The materials palette will draw on inspiration from the town and local vernacular include:

- Walls: red brick, black and white weatherboarding, coloured render
- Roofs: tile, slate and pantile.

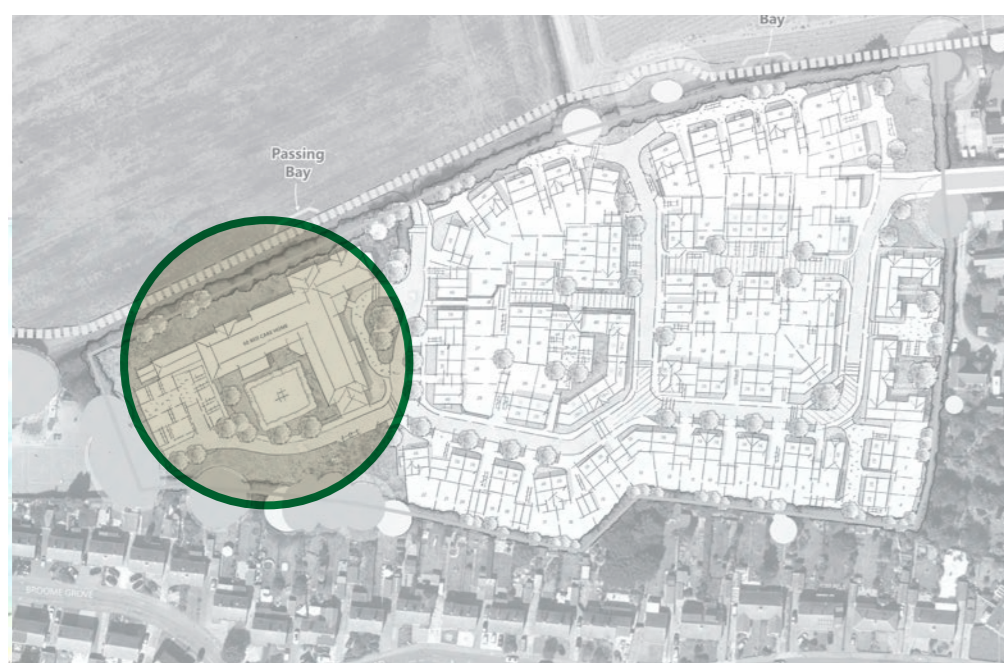
HOUSING DETAIL EXAMPLES



CAMBRIDGE



CARE HOME DETAIL EXAMPLES



0 5 10m

MAIN ENTRANCE DOORS IN CLOISTER THAT RUNS AROUND COURTYARD

ENTRANCE COURTYARD

EXISTING FOOTPATH

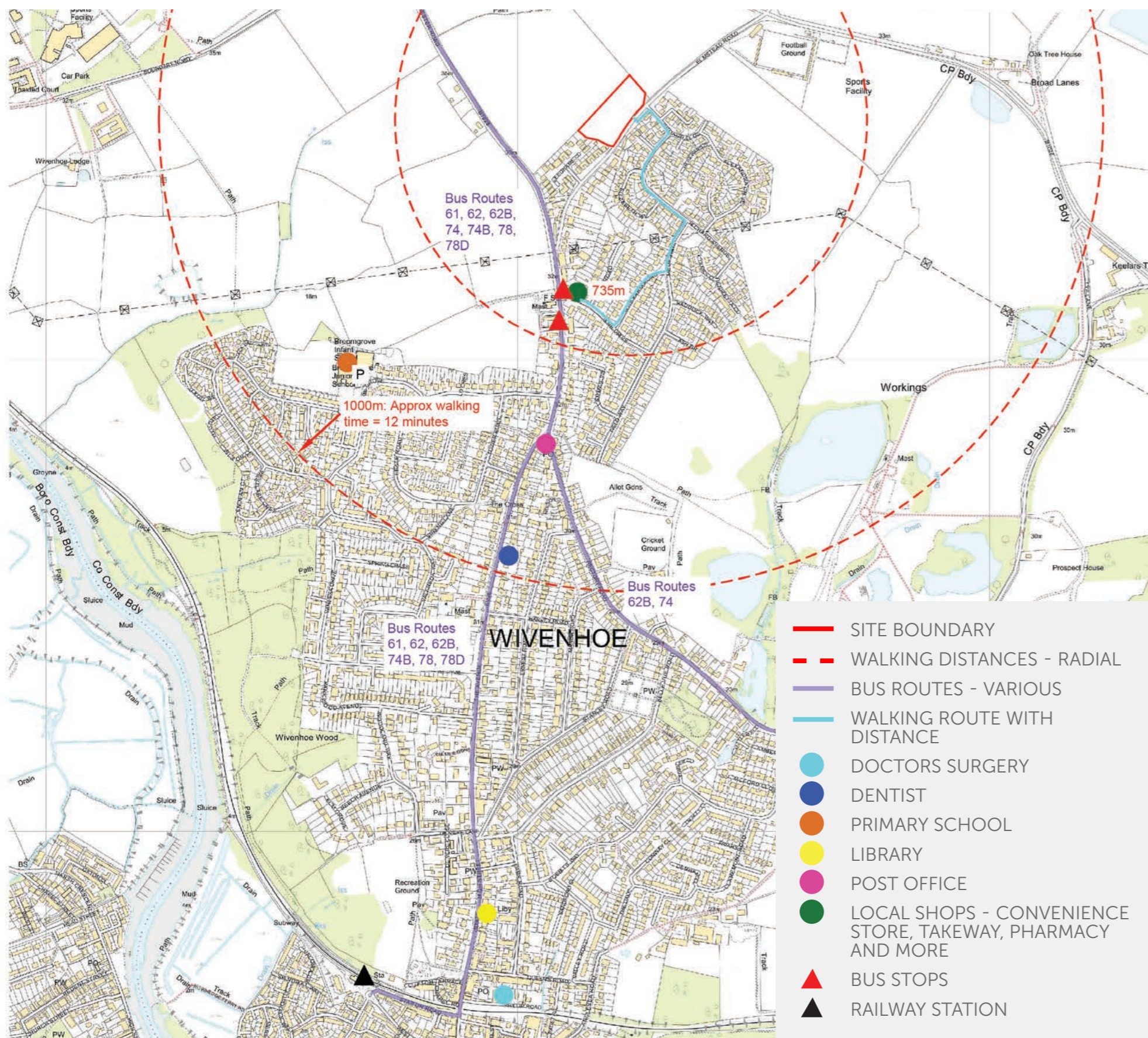


ACCESS & HIGHWAYS

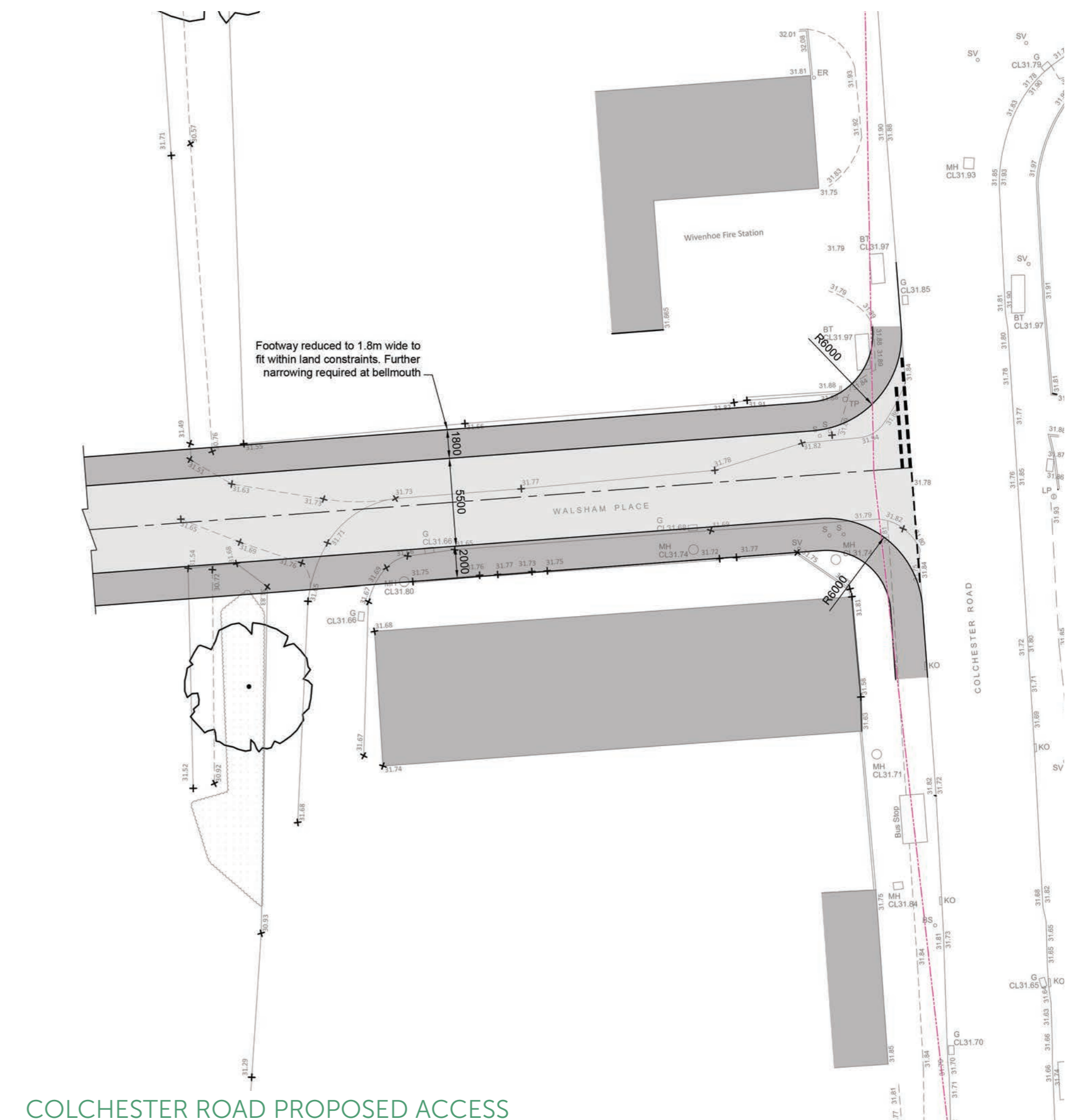
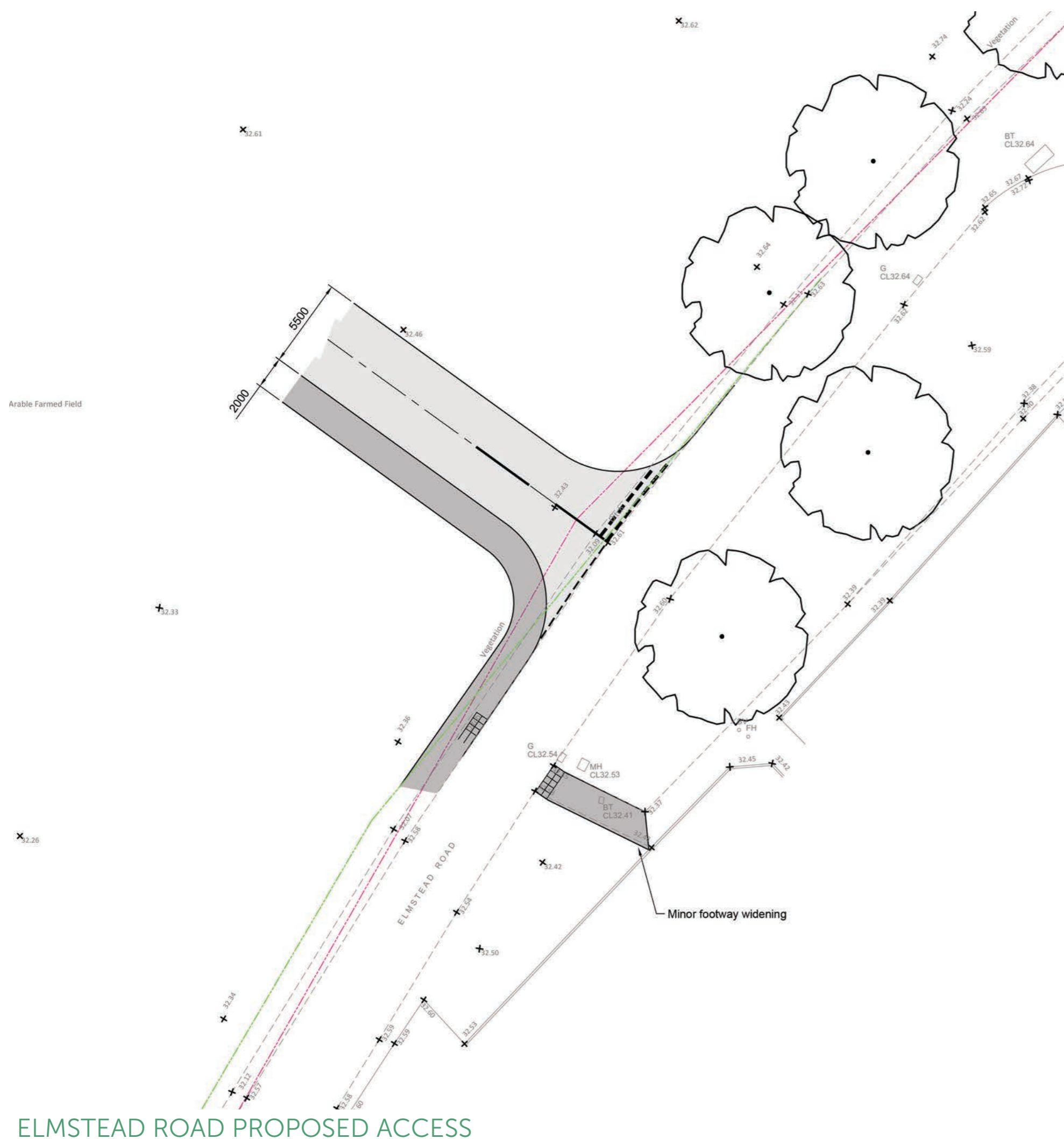
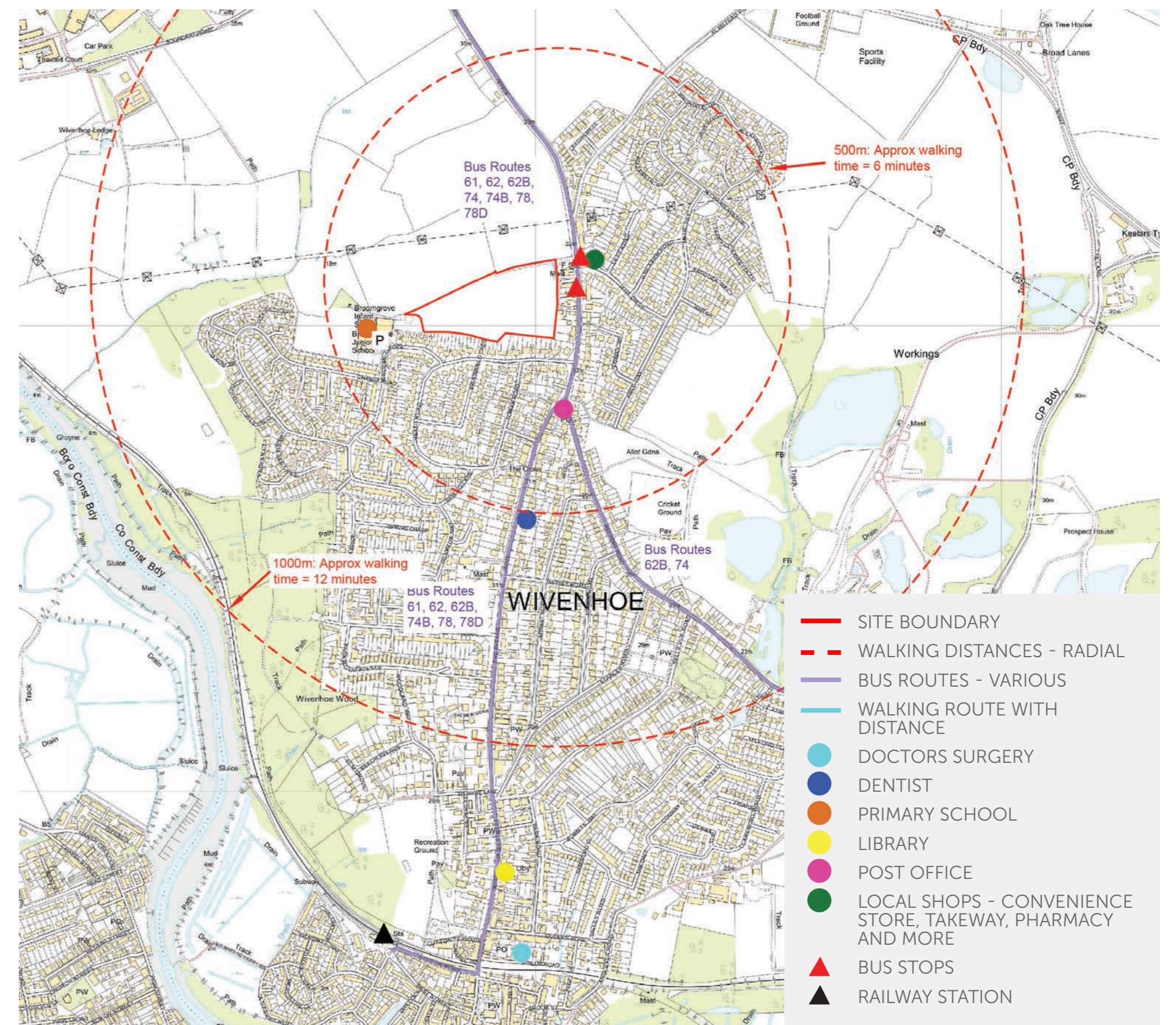
Both sites will connect with the existing footway and cyclist infrastructure and are in an accessible location so won't be reliant on cars as the only means of transport. In particular the Colchester Road site has very good access to local shops and bus services.

The sites will be accessed off Colchester Road and Elmstead Road respectively. Accesses will have a 5.5m wide carriageway and 2m footways. Internally roads will comprise a mix of street types including traditional carriageways and shared surfaces.

LAND AT ELMSTEAD ROAD



LAND BEHIND THE FIRE STATION, COLCHESTER ROAD



FEEDBACK

WHAT HAPPENS NEXT?

Following this exhibition, we will:

- Co-ordinate all comments received and review these with the Project Team
- Revise the proposals, as appropriate, following consideration of feedback
- It is envisaged that a planning application will be submitted Winter 2021/22

Upon validation of the submission, the Council's Planning Department will notify neighbours and advertise the application in the local press and through on-site notices. If you wish to make comments on the application once it has been submitted, these should be sent direct to the Planning Department at the Council.



THANK YOU FOR TAKING THE TIME TO ATTEND THIS EXHIBITION. DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS.

THERE ARE SEVERAL WAYS IN WHICH THIS CAN BE DONE:

BY COMPLETING THE
FEEDBACK FORM TODAY



BY E-MAIL AT
CHELMSFORDPLANNING@
STRUTTANDPARKER.COM



BY POST TO:

MANOR OAK HOMES

C/O STRUTT & PARKER , COVAL
HALL, RAINSFORD ROAD,
CHELMSFORD, CM1 2QF



ON OUR PROJECT WEBSITE:
WWW.MANOROAKHOMES.
CO.UK/PROJECT/WIV-061/

WWW.

WE WOULD APPRECIATE RECEIPT OF YOUR COMMENTS BY NO LATER THAN
20TH OCTOBER 2021

manor
oak
HOMES