

# Welcome

## to our Consultation

The following boards set out our proposals for new homes on land to the south of Barrow Hall Road, Little Wakering.

Members of the project team are available to answer any questions you have and listen to feedback.



Village Sign

St Mary the Virgin, Little Wakering



View into site from Barrow Hall Road (close to proposed entrance)



Aerial view of the site from the west

# Proposed Housing · Barrow Hall Road · Little Wakering

## PLANNING

The planning context of the site and how our proposals have responded.

## ACCESS AND TRANSPORT

Services and facilities available, transport links and proposed highways.

## LANDSCAPING AND DRAINAGE

Soft landscaping, drainage management, enhancing biodiversity and recreation.

## SITE PLAN

Proposed site plan marked with constraints and context.

## MODEL & STREETSCENE

Graphic image and 3d model to assist interpretation.



## ABOUT SANCTUARY HOMES

### & BEECH GROVE HOMES

Sanctuary Group is a leading national housing and care provider, owning and managing over 100,000 homes throughout England and Scotland.

The development arm of Sanctuary Group is split into two brands both delivering high quality housing to different markets.

## SANCTUARY HOMES

The majority of the properties delivered under the brand name of Sanctuary Homes are available to buy via flexible shared ownership but we do also offer some properties for outright sale.

We offer a wide range of properties from contemporary apartments and family homes to retirement properties with onsite care and support services that can be tailored to your needs.

## BEECH GROVE HOMES

Our Beech Grove Homes sites are carefully selected to ensure they are the best available in the local area. There has to be something interesting to do with the site to make it a Beech Grove development, be it natural beauty, awe-inspiring views or renowned locations. Every element within a Beech Grove home is designed around our purchasers from the layouts of our properties through to the fixture and fittings specifications.

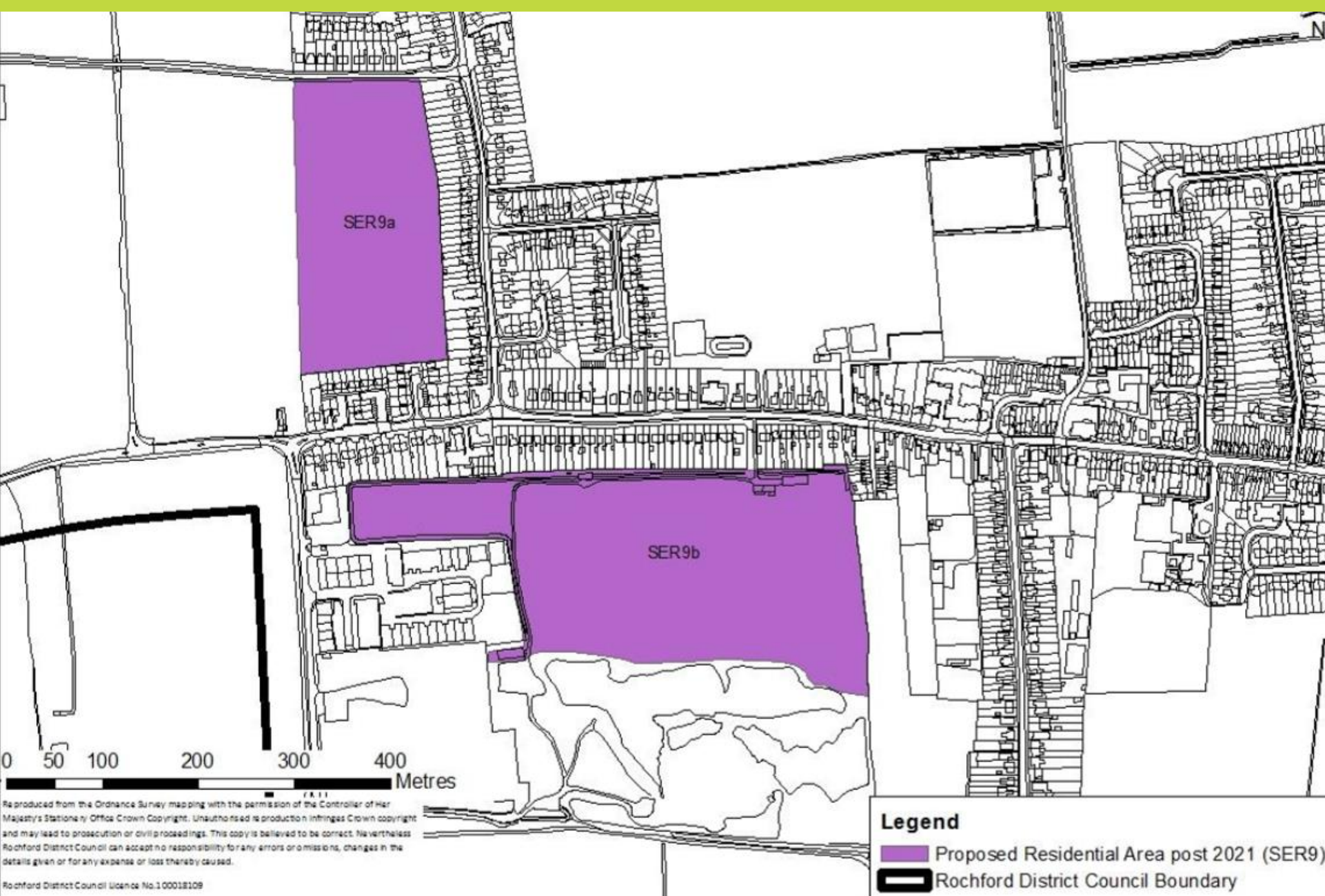
## ROCHFORD DISTRICT LOCAL DEVELOPMENT PLAN

The application is currently allocated for new residential development under site ref: SER9a of Rochford District Council's adopted Allocations Plan (2014).

The Allocations Plan forms an important part of the Rochford District Local Development Framework (LDF) which are a collection of documents that set out how the District will develop in the future including how land will be allocated across the District for a range of uses.

This allocation also includes a site to the south of the High Street (site ref: SER9b) with the 2 sites combined having a capacity to accommodate a minimum of 250 new dwellings in total and associated development/infrastructure benefits including Section 106 contributions.

Although the Allocations Plan initially envisaged these 2 sites to both be delivered post-2021, this has been brought forward to maintain a five-year supply of deliverable housing land as allowed by the Plan and as confirmed by Rochford District Council's grant of recent planning permissions on the 2 sites as indicated below.



## RECENT APPLICATION SITE PLANNING HISTORY

The application site (ref SER9a) benefits from outline planning permission ref: 16/00731/OUT granted in August 2017 for

'New residential development of up to 120 dwellings with associated public open space and car parking'.

Attached to this decision is an Agreement pursuant to Section 106 of the TCP Act 1990 securing the following:

- 35% of proposed 120 dwellings as affordable units (up to 42 homes);
- A highways contribution for the purposes of public transport infrastructure improvements adjacent to the site to provide bus stops on Southend Road and Little Wakering Road;
- A healthcare contribution to be used towards the provision of primary healthcare facilities to serve the area in which the site is located; and
- An education contribution towards local Early Years and Childcare, Primary and Secondary provision.

Therefore, this extant outline planning permission establishes the principle for the residential development of the site in the form proposed with this Public Consultation event and related Reserved Matters planning application seeking only to secure those 'Reserved Matters' of Appearance, Landscaping, Layout and Scale in line with the broader parameters established by associated outline planning permission ref: 16/00731/OUT.

It is important to add that neighbouring residential allocation site ref: SER9b has recently achieved such a Reserved Matters planning permission ensuring that, combined, both sites will be able to deliver a minimum of 250 dwellings in the short-term future to the benefit of the local community.



## THIS DEVELOPMENT WILL PROVIDE.....

- 120 dwellings comprising a range of sizes and tenures, with a minimum of 35% affordable housing.
- A locally equipped area of play (LEAP) and a secure children's play area (LAP).
- Extensive areas of publicly accessible open space adjacent to the field to the west.
- A new pedestrian and cycle way linking Barrow Hall Road with Southend Road to the south and into the new development.
- Enhanced soft landscaping to the western and southern boundaries to limit impact on existing neighbouring residences.
- A lagoon, habitat creation and enhanced soft landscaping to increase biodiversity and manage stormwater within the site.

## WITH THE FOLLOWING COMMUNITY BENEFITS.....


- New housing to help meet needs, including affordable housing.
- Play areas for young children (supervised) and teenagers.
- Landscaped publically accessible open space to provide opportunities for recreation.
- Local biodiversity enhancement.
- The increase in population will aid the viability and vitality of local services and facilities.

## TRANSPORT

The B1017 leads from the site to the A13, approx 1.9km distant, which leads into nearby Southend-on-Sea, and by the A127 to the M25 and central London. It is about 5.0km from Shoeburyness and rail service connections can be made from either here or at Southend-on-Sea, with the service terminating at Fenchurch Street station. It is 8.8km from Southend International Airport.

Great and Little Wakering have a range of services all within easy walking distance of the site (1.5 km or about 15 minutes); including a supermarket, 3 churches, village store, primary school, medical centre, sports club, village hall, post office and 3 public houses. Bus services 41, 7, 8, 14, 63, 807, 808, 809, 811, 813 and 814 run north, east and south from "Little Wakering Corner" frequently and regularly throughout the day with destinations including Southend-on-Sea, Rochford and Leigh-on-Sea.

The location of the site will help to reduce reliance on the use of the private car and promote Government aims for sustainable travel.

-  1.5 km radius from site
-  Access to public highway
-  Bus services
-  Church
-  Public House

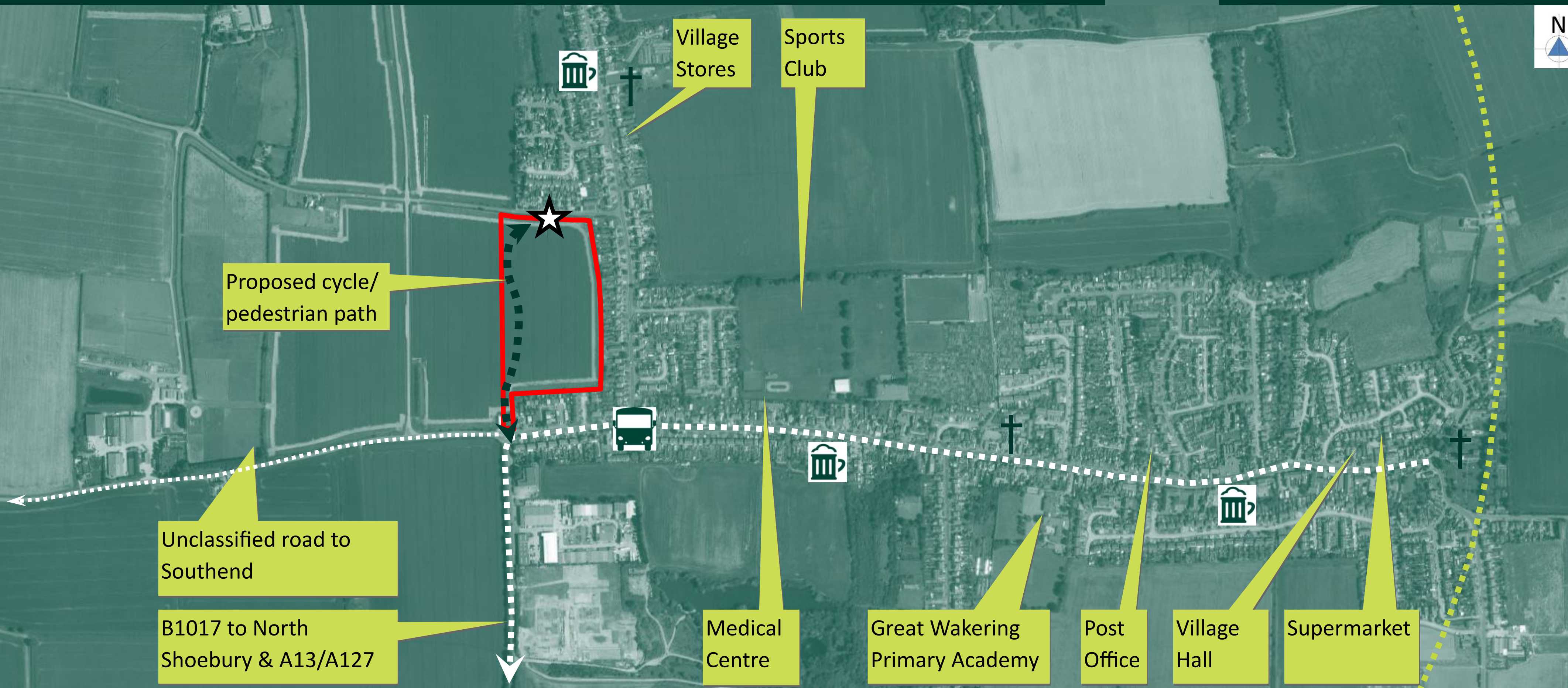
## ACCESS

Vehicle access into the site will be from Barrow Hall Road, which is an unclassified rural road leading towards Rochford, subject to a 30 mph speed limit which commences at the edge of the built-up area.

Discussions have taken place with Essex County Council while preparing the highways design within the site. Suitable access for both motorists and pedestrians will be provided, visibility will be provided from all appropriate junctions, and car and cycle parking will be provided in accordance with Rochford District Council policy. The proposed highway will be designed in accordance with the Essex County Council Development Construction Manual.

The proposed cycle / pedestrian path will provide a safe route through the development to all local facilities and beyond.

Sanctuary Homes will enter into a formal agreement with ECC Highways under a Section 38 Agreement for the adoption of the principal roads within the development. Any enhancements to the existing public highways will be carried out under a Section 278 Agreement in accordance with Essex County Council Specifications.



View into site from Southend Road (proposed cycle path access)



## BIODIVERSITY

Appropriate safeguard and mitigation measures are incorporated into the scheme so that no ecological assets are adversely affected by these proposals. Existing hedgerows which are important for wild species will be maintained and enhanced with new planting to provide “ecological corridors” within the site and beyond.

## LANDSCAPING

A specialist landscaping design will be submitted with a range of enhancements and interventions to the landscape, complimenting rainwater drainage to provide a variety of habitats to encourage biodiversity, enjoyment and recreation.

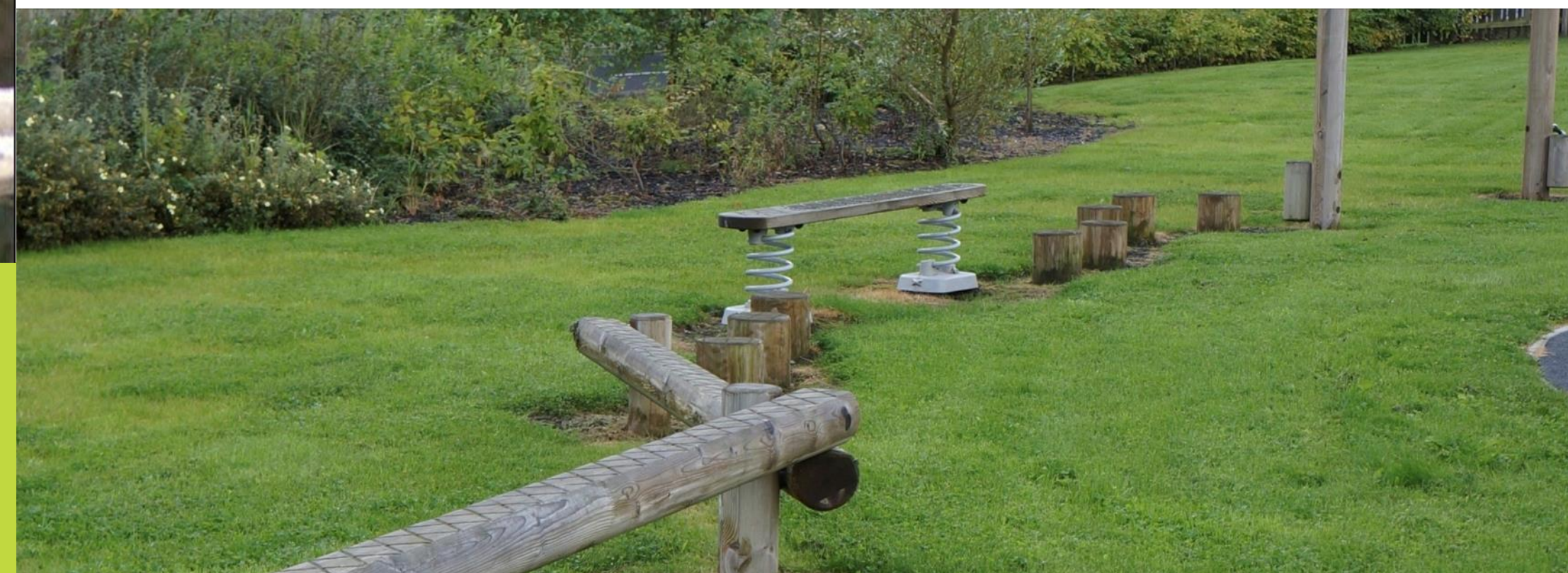
Within the development, formal and informal soft and hard landscaping will work with the proposed buildings to provide a variety of differing “character” areas, including formal squares and a boulevard along the primary highway.

## PUBLIC OPEN SPACE

A 1.34ha area of landscaped public open space will be available for use by all.

Within this a teenagers play area (LEAP) will be provided with natural materials and mounding.

A separate safe play area for younger children will be provided within the development to allow supervision.



## SUSTAINABLE DRAINAGE

A mix of management methods are proposed including open swales, ponds and basins, some vegetated, perhaps with reeds or other water-tolerant planting. Rainwater harvesting will be considered to provide residents with water for their gardens.

A large wet feature within the public open space will be provided which will serve as an attenuation pond and encourage diverse wildlife.


The drainage will be designed such that flood risk is managed to prevent an increased risk both within and outside the site.

## FOUL WATER DRAINAGE

Foul water flows will be connected to the existing sewerage system through a foul water pumping station. This will be largely underground and hidden from view.

The pumping station and the principal sewers leading to it will be adopted by Anglian Water under a Section 104 Agreement.

Consultations with Anglian Water are ongoing with the potential that they will carry out enhancements to their existing infrastructure.

-  Site boundary
-  Private gardens
-  Public Open space
-  Pedestrian / cycle path
-  Focal buildings
-  "Green fingers"
-  Formal "urban" court
-  Regional gas pipeline (no construction zone)



Vehicle access from Barrow Hall Road

Informal courtyard

Soft landscape buffer

Principal internal highway and boulevard

Children's play area (LAP) and informal courtyard

Wet feature / attenuation lagoon

Teenager's play area (LEAP)

Cycle path each side of sign

## THE SITE

- 5.32 ha of land, of which 3.98 ha is development.

## HOUSING

- 120 houses and flats, comprising 32 four-bedroom, 50 three-bedroom, 28 two-bedroom houses and 10 one-bedroom flats, in a range of tenures, with at least 35% being affordable housing to meet local housing need.
- Sustainable drainage design and management.
- Landscaped "Green Fingers" as transition space between open space and the heart of the development.
- A gradual decrease in overall density from the east (where it is similar to the existing suburban fabric) to the "rural edge" in the west to respond more naturally to the adjacent rural landscape.
- The layout and soft and hard landscaping provides a series of discrete areas; tree-lined boulevards, formal "urban" and informal courtyards, and rural edges with an "estate parkland" feel. A variety of surfacing materials will avoid the overdominance of tarmac and enhance sustainability. This will encourage ownership by residents, and enhance visual legibility.

## COMMUNITY

- 1.34 ha of public open space, landscaped to enhance ecology and provide recreational opportunities with views out over the fields to the west.
- An equipped children's play area.
- A teenager's play area.
- A cycle and pedestrian path linking Barrow Hall Road and the north of the village to Southend Road and the south.



Sketch model (aerial view from North-West)



Sketch streetscene (to Barrow Hall Road)

## DESIGN:

- Rochford DC Housing Design SPD Jan 2007 and Essex Design Guide.

## MASSING:

- Generally 2 storeys, with selected focal buildings, some up to 3 storeys.

## FORM:

- Traditional pitched roofs, gables and simple rectilinear forms.

## APPEARANCE:

- Modern fenestration and simple blocks of materials with minimal detailing.

## MATERIALS:

- Taken from the local palette; dark roofs with brick and occasional render walls.

## WE WELCOME YOUR FEEDBACK:

**Today** Place your completed questionnaire in one of the boxes provided.

**By Post** If you do not wish to fill in this questionnaire now, you can take it away and return it to:

Phase 2 Planning and Development,  
250 Avenue West,  
Skyline 120,  
Great Notley,  
Braintree,  
Essex,  
CM77 7AA

**By e-mail** Email your comments to:

[Consultation@Phase2Planning.co.uk](mailto:Consultation@Phase2Planning.co.uk)

**Web** The exhibition boards are available to view from 4pm on Thursday 5th July 2018 at:

[www.phase2planning.co.uk/public-consultation.htm](http://www.phase2planning.co.uk/public-consultation.htm)

**PLEASE NOTE** all consultation responses must be received by no later than 5pm on FRIDAY 20th JULY 2018.