

# Elmstead Parish Council Draft Neighbourhood Development Order July 2022





## **Elmstead Parish Council Neighbourhood Development Order**

**Draft Order\_** Published under Regulation 21 of the neighbourhood planning (general) regulations 2012 (as amended)

**July 2022\_v3 DRAFT**

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# 1.0 introduction

## 1.1 what is a Neighbourhood Development Order?

A Neighbourhood Development Order (NDO) Submission is comparable to a Planning Application, but with two key differences:

- a NDO can only be submitted by a qualifying body such as a parish council, community group or organisation (and so are usually drafted to deliver community benefit).
- a NDO can only be approved or ‘made’ if the local community votes in favour of it at a referendum. (A Planning Application is ‘granted’, whereas a ‘Submission’ NDO is ‘made’ - the result is however basically the same, in that the proposals set out become accepted under planning law).

The right of qualifying bodies, in this case Elmstead Parish Council, to produce and submit a Neighbourhood Development Order is granted under the Neighbourhood Planning (General) Regulations 2012 (as amended).

## 1.2 why has Elmstead Parish Council submitted this NDO?

The Parish Council has prepared this NDO to support the Neighbourhood Plan which includes a policy supporting the delivery of an affordable housing scheme to meet an identified need in the parish on the former Elmstead Community Centre site. A NDO can support a neighbourhood plan in a number of ways:

- by illustrating in greater detail particular proposals set out within the Neighbourhood Plan and thus give the community a better idea of what is intended.
- by giving the community the opportunity to decide whether or not to support these particular proposals.
- if the proposals are voted for, then the local authority (Tendring District Council) will ‘make’ the Order. This will be the equivalent to giving this policy within the neighbourhood plan an outline planning consent which will bring it that much closer to being delivered.

## 1.3 the purpose and organisation of this document.

This is the Draft version of the Order being published under Regulation 21 of the Neighbourhood Planning (General) Regulations 2012 (as amended). It is being published alongside the Elmstead Neighbourhood Plan that contains policy ELM4: The Former Elmstead Community Centre and this Order is intended to implement that policy.

The proposed development of the Order is not considered to be Schedule 1 or 2 development and therefore does not fall within the remit of the EIA (Environmental Impact Assessment) Regulations 2017 and is not likely to have a significant effect on the environment. However, the neighbourhood plan policy which this is intended to implement has been subject to a Strategic Environmental Assessment screening which determined that there are no likely significant environmental effects anticipated.

Whilst part of the purpose of this document is to illustrate the proposals for the NDO, it also provides two distinct kinds of information and, depending on the interest of the reader the following may be a useful guide to its use.



# 1.0 introduction

For those wishing to form a view as regards to both the benefits and character of the proposals the following sections of the document might be best focused upon:

- **Section 1** the introduction provides an overview of the nature and purpose of the Order and the benefits of the proposals to the community.
- **Section 4** the design statement provides both illustrations of the design proposals and information to help provide an understanding as to why the designs have been developed as they have.

For those wishing to review the planning law framework associated with the Order, the other sections of the document should be referred to. In particular:

- **Section 3** the Order, outlines the Conditions that will need to be met so that the proposals can be implemented. These Conditions require further technical and design work before the detailed proposals can be reviewed and approved for planning and building control matters in the same way, and to the same standards as any other project.

- **Section 7** the consultation statement provides a record of the consultation carried out both with the local community and with other parties.

Of the remaining sections of the document,

- **Section 5 & 6**, relate to Archaeological and Heritage issues and demonstrate that the proposals will not affect any archaeological features or be detrimental to the setting of any heritage assets or designations.

## 1.4 background

This Order is being proposed to help meet an affordable housing need identified through the neighbourhood plan process.

The Elmstead Housing Needs Assessment (HNA) established a current estimated backlog of affordable rented housing in the neighbourhood area and a need to provide affordable routes to home ownership.

The Parish Council, as landowner, has therefore investigated whether the former Elmstead Community Centre site could be redeveloped to provide much needed affordable homes to meet this local need.

A new Elmstead Community Centre will be provided as part of the approved development on land opposite the former Elmstead Community Centre. The former Elmstead Community Centre will cease to operate as soon as the new facility is operational.

A Feasibility Study carried out for the Neighbourhood Plan demonstrated that there are no technical or other constraints that would prevent the redevelopment of the site for residential use, and explored the capacity, mix and design principles that have been taken into account in the drafting of this Order.

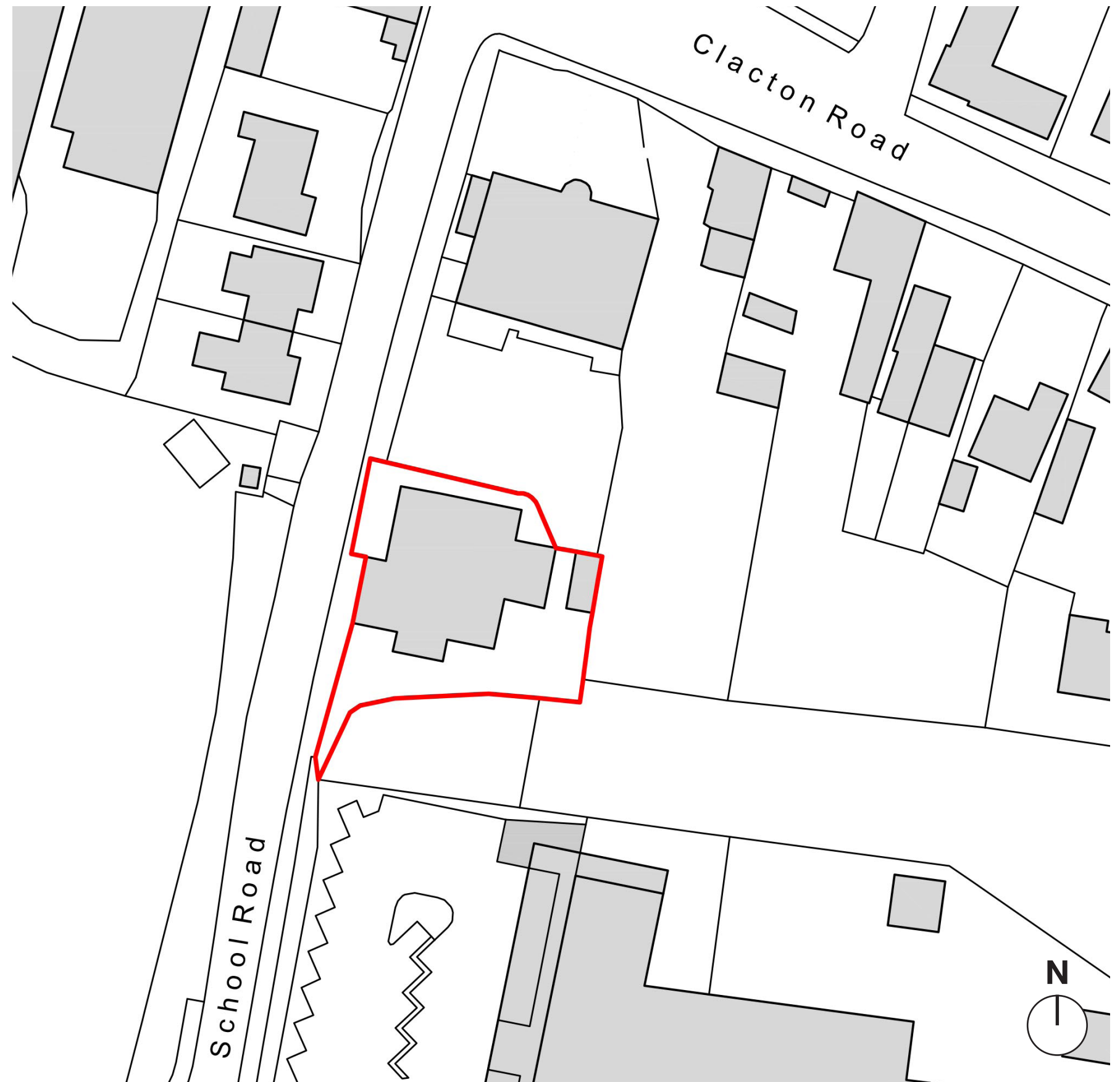
# 1.0 introduction

## 1.5 the site

Availability of land is often the greatest hurdle in bringing schemes of this type forward as it usually requires a discounted land value to make them viable. In this case the ownership of the site by the Parish Council provides an opportunity to make the land available at a reduced commercial value to support its development for affordable housing.

The Feasibility Study carried out for the Neighbourhood Plan has allowed the Parish Council to test the technical and political credibility of the emerging proposals before committing to making the Order. As part of this Pre-Feasibility Study, and having agreed an outline brief for the scheme to establish a site area, the local community were consulted on the proposals and supported this type of scheme coming forward in this location.

The Parish Council gratefully acknowledges the financial support of the government's neighbourhood planning support programme administered by Locality to enable this Order to be prepared.





# 2.0 planning policy

## 2.1 NPPF

Any proposals for the redevelopment of the former community centre site will need to have regard to the National Planning Policy Framework.

## 2.2 The Development Plan

Any proposals for the redevelopment of the former community centre site will also need to be in general conformity with the strategic policies of the development plan which primarily comprises the adopted Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan and Tendring District Local Plan 2013-2033 and Beyond Section 2.

The Section 1 Plan contains a proposal for a Tendring/Colchester Borders Garden Community of eventually up to 9,000 homes which falls partly within the Parish but remains separate to the settlement of Elmstead Market.

Policy SPL1 of Section 2 classifies Elmstead Market as a Rural Service Centre and makes no additional housing site allocations in the Parish. Other policies that may be relevant include:

### **Policy SPL3 Sustainable Design:**

Setting out general design criteria for new development.

### **Policy HP2 Community Facilities:**

Protecting against the loss of community facilities unless a replacement facility in the vicinity has been provided and will not lead to a shortfall. Policy ELM4 of the emerging Neighbourhood Plan supports this type of scheme coming forward in accordance with Policy HP2 through the requirement for development to be conditional upon the new Elmstead Community Centre, which will be a replacement facility, first becoming operational.

### **Policy HP3 Green Infrastructure:**

Protecting and enhancing green infrastructure assets.

### **Policy LP2 and LP5 Housing Choice and Affordable Housing:**

Requiring a mix of dwelling types, sizes and tenure.

### **Policy LP4 Housing Layout:**

Securing appropriate layouts and protecting amenity.

## 2.3 guidance

Tendring District Council also has a number of guidance documents to guide new development and are material planning considerations when considering development proposals in the district. These include Parking standards Design Good Practice Guide (2009), the Urban Place Supplement (2007) and the Essex Design Guide (2005). The design statement in Section 4.0 considers these planning matters and provides a starting point for developing a detailed design.

# 2.0 planning policy

## 2.4 The Neighbourhood Plan

The proposals in this report have been developed alongside the Neighbourhood Plan and its reasoning and evidence base has informed this Order. Relevant emerging policies are listed below:

**ELM5 Affordable Housing:** Requiring the provision and mix of affordable homes on developments of 6 or more (net) homes outside the Tendring/Colchester Borders Garden Community.

**ELM6 First Homes:** Requiring First Homes, outside of the Tendring/Colchester Borders Garden Community, to be secured with a minimum 40% discount from full open market value.

**ELM7 Housing Mix:** Requiring all new residential development to seek to include in their housing mix a majority of 1-bedroom and 2-bedroom dwellings.

**ELM8 Zero Carbon Buildings:** Requiring all development to be 'zero carbon ready' and designed to minimise the amount of energy needed to heat and cool buildings.

**ELM9 Design Codes:** Setting out design guidelines and codes for the different character typologies in the Parish.

**ELM11 The Village Core:** Requiring development within the Village Core to contribute to its attractiveness, uses, connectivity and activity.

**ELM12 Movement and Connectivity:** Requiring development to enhance the functionality of the Active Travel Network

**ELM15 Green Ring:** Requiring development within the broad location of the Green Ring to align their public open space requirements with its objectives.



# 3.0 the Order

## 3.1 description of development – OS site location plan

The Neighbourhood Development Order proposes the demolition of the existing village hall on land located on the eastern side of School Road, Elmstead Market, Colchester CO7 7ET and the construction an affordable housing scheme.

The proposals are for; provision of a mix of one and two bedroom affordable apartments, up to nine in total, with an internal floor area of up to 650 m2 in total; a reconfigured access off School Lane to serve the dwellings and shared parking area; maintaining the access to the recreation ground; provision of up to 9 car parking spaces to serve the development; a shared open space within the development for residents; a landscaped treatment to the perimeter of the development appropriate to the setting of School Road and the entrance to the recreation ground.

## 3.2 order conditions

### 3.2.0 provision of community facilities

No development shall take place until the new Elmstead Community Centre has been completed and is operational.

*Reason: in order that the redevelopment of the former Elmstead Community Centre will not lead to a shortfall in the provision of community facilities in line with the requirements of Policy HP2 Community Facilities.*

### 3.2.1 time limit

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

*Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

*Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.*

No development shall be commenced until plans and particulars of the reserved matters referred to in the above conditions relating to the (Insert Matters) have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: The application as submitted does not provide sufficient particulars for consideration of these details.*

# 3.0 the Order

## 3.2.2 construction management

No development shall take place until a Construction Method and Management Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- traffic management within the site confines and delivery times and routes in and out of the site
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling / disposing of waste resulting from demolition and construction works
- a restriction on any burning of materials on site

*Reason: to safeguard the safety and amenity of local residents.*

## 3.2.3 scheme for foul and surface water drainage

No development hereby permitted shall take place until details of foul and surface water sewerage disposal have been submitted to and agreed in writing by the local planning authority. No buildings hereby permitted shall be occupied until foul and surface water sewerage disposal works have been implemented in accordance with the agreed details.

*Reason: To ensure consideration is given to sustainable drainage in accordance with national and local policy and in the interests of achieving sustainable development.*

## 3.2.4 landscape

That a scheme for the landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme



## 3.0 the Order

In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

*Reason: To ensure the safeguarding of the character and landscape of the area during and post development.*

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

*Reason: To safeguard the character and landscape of the area.*

No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012:

*Reason: To ensure the safeguard of features that contribute to the character and landscape of the area.*

Before the commencement of any site works or operations, an arboricultural method statement to ensure the satisfactory protection of trees to be retained during the construction period will be provided and submitted for approval by the Local Planning Authority in accordance with Condition No.x

*Reason: To ensure the continuity of amenity afforded by existing trees.*

### 3.2.5 ecology

No development hereby permitted shall take place until ecological surveys have been carried out in accordance with Natural England Technical Information Notes to confirm the presence or absence of ecologically important fauna on the site and until a scheme for the protection and enhancement of the ecology of the site has been submitted to and approved in writing by the local planning authority and the scheme shall include mitigation measures such as may be required and shall be carried out as approved.

*Reason: To protect and enhance the ecological value of the site in line with national planning policy.*

### 3.2.6 highways and access

Development shall not be commenced until details of the access for vehicles, cyclists and pedestrians have been submitted to and approved in writing by the local planning authority, and the development shall not be occupied until those works have been constructed in accordance with the approved details.

*Reason: To satisfactory standards of access into and within the proposed development in accordance with policy national and local plan policies.*

### 3.2.7 car and cycle parking

No part of the development shall be first occupied until car and cycle parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the local planning authority.

These spaces shall thereafter be retained at all times for their designated use.

*Reason: to ensure timely provision of car and cycle parking space serving the development, and thus the amenity of local residents.*

# 3.0 the Order

## 3.2.8 layout, scale, design and external appearance

Details of the layout, scale, design and external appearance of the buildings hereby permitted including details of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority before the development begins and the development shall be carried out as approved.

*Reason: to ensure sustainable development and having regard to national policy and the local plan*

## 3.2.9 EV charging:

Prior to the occupation and beneficial use of the development hereby approved, a scheme for the provision of electric vehicle charging facilities shall have first been submitted to and approved in writing by the Local Planning Authority. The charging facilities shall be installed in accordance with the approved details and retained in working order.

*Reason - In order to promote sustainable transport.*

## 3.2.10 20% renewables:

No phase of the development identified within the Phasing plan shall be occupied until a scheme detailing how a minimum of 20% of the energy needs generated by the development can be achieved through renewable energy sources shall be submitted to and approved in writing by the local planning authority. The scheme shall detail the anticipated energy needs of the scheme, the specific renewable technologies to be incorporated, details of noise levels emitted (compared to background noise level) and how much of the overall energy needs these will meet and plans indicating the location of any external installations within the development. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

*Reason - To enhance the sustainability of the development through better use of energy and materials.*



# 3.0 the Order

## 3.3 order informatives

### 3.3.1 highways act

Prior to commencement on site, completion of a S278 Agreement with Essex County Council as the Highways Authority will be required under the 1980 Highways Act – Works within the Highway, to cover off-site highways works.

### 3.3.2 highways

The developer will need to carry out detailed design works liaising with Essex County Council Highways Department to meet Conditions 3.1.8 & 3.1.9.

### 3.3.3 stage one road safety audit

A Stage One Road Safety Audit and Designers Response, in accordance with the ECC Audit Policy, will need to be provided prior to any development commencing.

# 4.0 design statement

## 4.1 introduction

This section of the Order describes the project proposals and the design process that led to these proposals. It follows the format of a design and access statement that would normally accompany a planning application, considering first the context of the site and then carrying out an analysis of both the context and the site to establish the constraints as a basis for a design proposal.

From this analysis, a design concept was developed that responds to the constraints and opportunities and makes provision for the project as set out in the brief in section 4.1.

The design concept sets out a series of basic development parameters for the site that will control the massing, scale and form of the buildings, and the relationship to their surrounds. The design process as set out in section 4.2 involved the consideration of the technical issues and feedback from consultation with the local community and other parties. A public consultation event will be held to review these draft Order proposals prior to finalising the scheme and drawing up the Submission Order.

Section 4.5 sets out the project proposals for which the Order will be made. It includes plans, elevations, three dimensional sketch studies and reference images to describe the physical scale, form and appearance of the buildings, along with the character of the proposals and their relationship to their setting.

After the Order is approved further work will be carried out to develop detailed design proposals that will form the basis for demonstrating technical compliance with statutory standards, discharging the Conditions, and preparing the proposals for construction.

The Conditions proposed in this draft Order, as set out in section 3.2, specify constraints to ensure that the development will meet the basic conditions to pass examination.

## 4.2 the brief

Meetings were held with the neighbourhood plan steering group who had received delegated authority from Elmstead Parish Council to progress this Order, develop a brief, review design issues and agree the project proposals set out in this section.

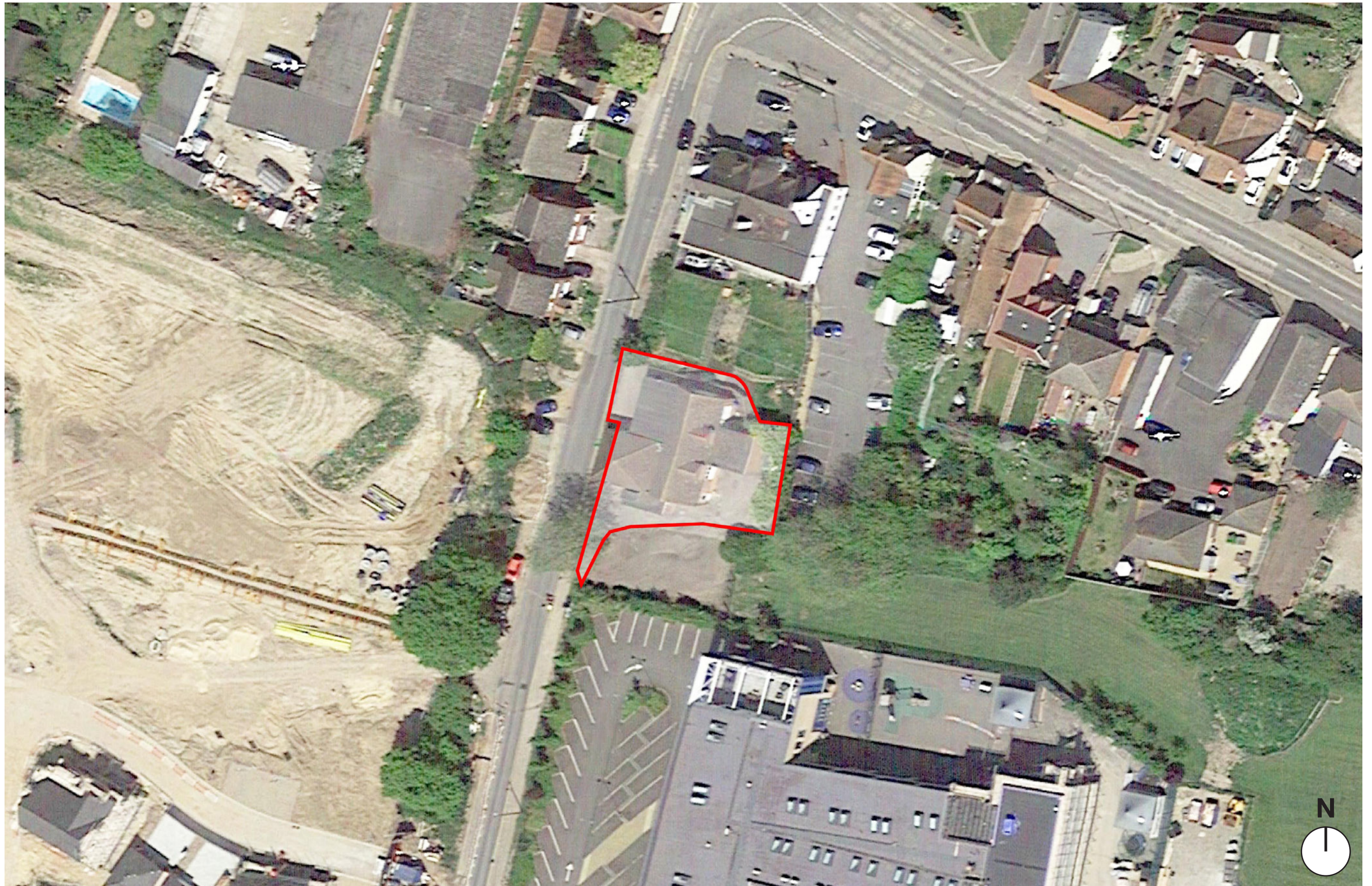
The Parish Council signed off the final version of this Order at their meeting in July 2022.

The ambition underlying the brief is for a small scale affordable residential scheme to serve local needs that were identified through the HNA (December 2021) carried out by Aecom (Appendix A). The HNA considered the current dwelling stock, affordability and the affordable housing needs within the parish coming to the conclusions that:

- The target mix in 2033 has a higher proportion of 1 bedroom and 2 bedroom dwellings than the 2011 mix with the balance of new housing is heavily weighted towards smaller dwellings.
- Affordable rented housing is more accessible to lower earners than Shared Ownership or First Homes at 40% and 50% discounts.
- The current estimated backlog for affordable rented housing is 8 households with a need for an additional 4.9 over the plan period.



## 4.0 design statement





# 4\_design statement

## 4.3 community opinion

It is also important to take into consideration the needs and wants identified by the community. The outcome of the community consultation aligns to an extent with the suggested dwelling mix, with the community identifying the need for 1-bedroom and 2-bedroom homes as 'very important'. The evidence provided represents a starting point for further thought and consultation.

Based on these findings, the brief for the scheme was to optimise the use of the site for a mix of one and two bedroom dwellings.

# 4\_design statement

## 4.4 the design process

### 4.4.1 the setting

The core of Elmstead Market village with its shops and community facilities is centred around the crossroads of Colchester Road/ Clacton Road and Church Road/School Road. The site is on the southern edge of the village core, on the eastern side of School Road.

Vehicle and pedestrian access to the site is off School Road with an additional pedestrian/cycle access through the recreation ground to Clacton Road via the shared car park.

The site has good pedestrian and cycle connectivity to the local amenities. Elmstead primary school is approximately 500m to the north. The bus stops on Colchester Road which are within 100m of the site connect Elmstead Market village to the town centres of Colchester and Clacton.

The local character and scale of the village core is predominantly C19th/C20th residential with frontages close to the street edge and a material palette of clay tiles, render and brick.

To the north of the site is a Budgens convenience store which was previously a pub and is now a well used local amenity with a planning application currently being determined to extend the store.

To the west of the site, the Charity Fields residential development is currently being built with a new public open space and a new community centre planned opposite the former community centre.

The recreation ground to the east of the site is subject to lease conditions which limit weekday access. It is however a public open space.

To the south of the site, the Market Field School is a larger scale local landmark with coloured panel elevations and an extensive parking area to the School Road frontage. The School, which is a special day school for pupils aged 5-16, has exclusive daytime use of the recreation ground during term time

To the south of Market Field School the consented School Road development of 62 homes is being built with a public open space at its eastern end linking into the local footpath network and Clacton Road.

## conclusions

The following issues are considerations for the development of the site:

- The site is in an accessible location with good access to the village and its amenities.
- Despite its small size, the site occupies an important location between two key open spaces, the existing recreation ground and the new public open space and community centre on the Charity Fields development.
- The site is located on the Green Ring proposed in the neighbourhood plan policy ELM15.
- Proposals will need to take account of the planned extension of the Budgens store.
- Proposals will need to take account of the Market Field School and consider opportunities for improving access to the existing and new open spaces and amenities.

Proposals will need to take account of local scale and character.

# 4.0 design statement





# 4.0 design statement

## 4.4.2 the site characteristics

### characteristics

The site is flat and rectangular on an east west axis with a southerly aspect measuring approximately 28m x 26m with an area of 750m<sup>2</sup> with the former community centre, which is a single storey brick structure **(view 4)** on the northern part of the site with a footprint of around 350m<sup>2</sup>.

The title boundary cuts diagonally across a shared parking area and extends along School Road up to Market Field School, projecting out onto the School Road pavement in front of the entrance. **(view 3)**.

Historic mapping shows the building was previously a primary school with a playing field to the south, which is now the Market Field School, and allotment gardens to the east of the playing field which are now the recreation ground.

Pedestrian and vehicles access is off School Road with a parking area, which is shared between the school, the former community centre and the recreation ground, wrapping around the southern and eastern sides of the building.

### boundary conditions

The western boundary has a frontage onto School Road with two dropped kerbs for vehicle access to the shared parking area and recreation ground either side of an existing tree, **(view 1)**. The main entrance to the building is via a set back lobby on School Road with railings along the kerb line marking the extent of the title **(view 4)**.

The northern boundary to the Budgens store is defined by a low railing and wall adjoining an open space behind the rear of the store **(view 5)**.

The eastern boundary is a fence line with vegetation to the Budgens car park to the rear of the store and the gated access to the recreation ground with the school building being a dominant feature **(view 6)**.

The southern boundary to the Market Field School is a railing with low bushes overlooked by the parking area in front of the school building **(view 8)**.

### technical

The following technical studies are in progress and will be completed for the Submission Order which will include the relevant technical reports and statements.

**transport and access:** The volume of vehicle movements generated by the development are likely to be similar to the historic use of the site and a desktop assessment has confirmed that the principle of access should not be an issue. A Transport Statement confirming the layout and visibility splays will be provided as part of the Order.

**ecology:** A Stage 1 Ecology Survey and report will be provided as part of the Order to assess development impacts and mitigations.

**arboriculture:** An Arboricultural Survey and Tree Constraints Plan to B.S.5837 to assess the condition and impacts on the existing tree will be provided as part of the Order.

**flood & drainage:** The site is within Flood Zone 1 making it acceptable for residential development and there are no known surface water issues. Provision will need to be made for on site for surface water management and a SUDS strategy will be provided as part of the Order.



# 4.0 design statement



view 1: western boundary and existing tree and shared parking area



view 2: existing landscape features



view 3: railings and pass gate



view 4: existing building and scale



# 4.0 design statement



view5: northern boundary



view 6: eastern boundary



view 7: recreation ground



view 8: southern boundary



# 4.0 design statement



view 9: village core



View 10: village green



view 11: charity fields



view 12: recreation ground



# 4.0 design statement

**archaeology:** Refer to the Archaeology Statement in Section 5.

**heritage:** Refer to the Heritage Statement in Section 6

**geotechnical:** The site is previously developed brownfield land and its historic use, topography and previous adjacent uses suggest there are no issues with contamination or development abnormalities relating to ground conditions.

**utilities:** Utility providers will be consulted with to confirm there is sufficient capacity to serve the proposed development.

## conclusions

The initial analysis has identified no environmental constraints that would prevent the redevelopment of the site and the following issues have informed the design proposals:

- Proposals should seek to retain perimeter landscape features and improve biodiversity.
- Discussions with lessees on shared access arrangements.

- The potential to re-use the existing building and the impact on costs and capacity.
- The implications of the title boundary on the shared access and parking.
- The existing lease arrangements relating to the recreation ground.
- The impact of the title boundary along the School Lane frontage and providing a satisfactory footpath layout.
- The condition of the existing tree on the western boundary and its effect on access arrangements.
- Utilising the southerly aspect and the passive potential of the site.
- Residential amenity and the relationship of development to the Bugden site.

# 4.0 design statement

## 4.4.3 design principles

The retention and conversion of the former community centre to meet current standards for residential use would introduce abnormal costs, reducing the viability of a fully affordable scheme, and would be an inefficient use of the site, limiting the number of dwellings.

It has therefore been assumed that the existing building will be demolished, and a new building constructed which is more energy efficient and allows the site to be planned for a greater number of homes. Where practical, materials from the demolitions will be salvaged and reused.

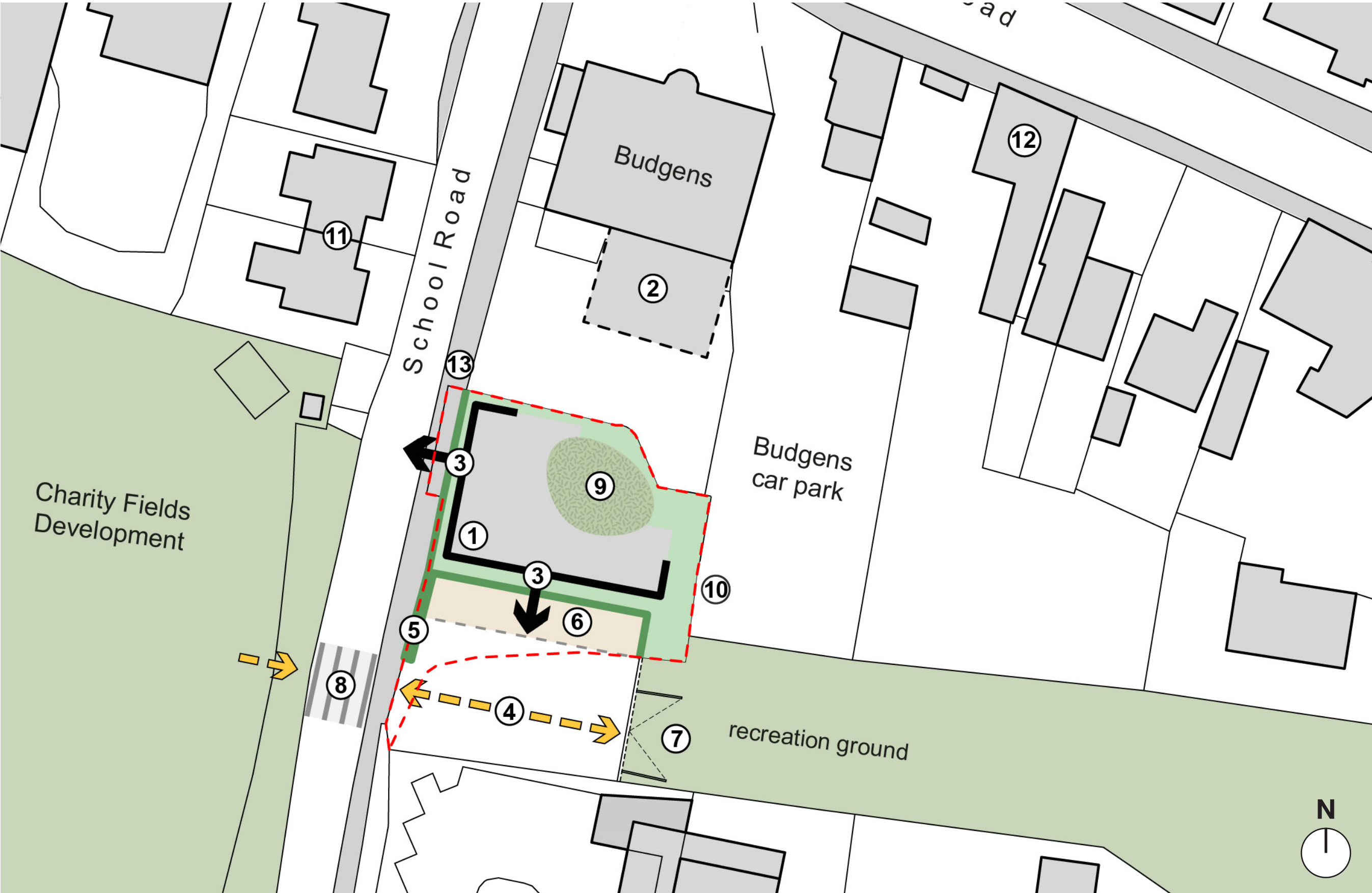
The following design principles for the redevelopment of the site take account of the analysis of the site and its wider context and provide a set of parameters for the detailed design proposals.

## KEY

1. The building will be located on northern part of the site and orientated to maximise passive solar potential.
2. The layout will take account of the extension of the Budgens store.
3. The layout will provide an active frontage to School Lane and a 'gateway' function with active oversight of the entrance to the recreation ground.
4. The layout will be planned to accommodate a shared access.
5. Landscape boundary to separate the parking area from the street
6. The layout will include a dedicated parking area for the new homes to the north of the shared access.
7. The shared access will be designed to be pedestrian friendly and to maintain the access to the recreation ground.
8. The layout will be planned to accommodate a pedestrian/cycle link between the new public open space and the recreation ground (not part of these proposals).
9. The layout will be planned to create a shared private open amenity space for the development.
10. The existing landscape to the boundary will be reinforced to provide enclosure and privacy to the development.
11. Building form and scale will be sympathetic to the local context.
12. Materials and architectural detailing will be sympathetic to the character of the village.
13. A full width footpath will be reinstated along the School Road frontage.



# 4.0 design statement



# 4.0 design statement

## 4.5 design proposals

The following section shows how the design principles could translate into a detailed proposal and is intended to provide an illustration of the character of the scheme and guidance for the detailed design.

The plan opposite on page 27 shows the proposals in the local context illustrating the scale of the building and its location relative to the new village centre.

The illustrative proposals are based on:

- A. A building layout arranged as two wings on east west axis to maximise solar access.
- B. A building layout used to create an enclosed private garden space for residents.
- C. A single shared vehicle access with a dedicated parking area on the southern side for the dwellings.
- D. A shared vehicle access designed to be accessible to pedestrian and cycle users and coordinated with the layout of the new public open space opposite.
- E. A building layout set back along School Road to provide a buffer to ground floor dwellings.

F. The pavement to School Road reinstated.

G. A shared entrance to the dwellings off School Road.

H. Living spaces with balconies to provide active oversight of School Road and the entrance to the recreation ground.

I. Internal dwelling layout of the northern wing to take account of the Budgens store.

J. A building height of up to three storeys.



## 4.0 design statement



# 4\_design statement

## 4.6 layout

The layout has the flexibility to provide a mix of dwelling types. The plan shows a combination of 1 x 1 bed 2 person dwelling plus 2 x 2 bed 4 person dwellings per floor, but this could range between all 1 bed to all 2 bed.

The final mix will be determined through detailed discussions with an affordable provider on the local needs, costs and technical constraints, particularly parking.

A common parts lobby between the two wings has a stair to the upper floor dwellings and provides access to the shared open space. The lobby will provide for post/deliveries and pushchairs. A lift for a scheme of this scale would be uneconomic and a high ongoing service liability.

Upper floor dwellings will have balconies as part of the private open space provision and to reinforce presence/oversight of the street and recreation ground entrance.

A landscaped perimeter will be used to create a green buffer to the ground floor dwellings and to reinforce the boundary to the Budgens store and car park.

Tendring's parking standard is 1 space for a 1 bed dwelling and 2 spaces for 2 beds and above. These standards along with layout and parking capacity will determine the number and mix of dwellings.

Secure cycle storage will be provided for each dwelling to encourage active travel.

### KEY

- 1. Entrance
- 2. Access lobby and stair
- 3. 2 Bed apartment
- 4. 1 Bed apartment
- 5. Living spaces with oversight of School Road
- 6. Living spaces with oversight of entrance to recreation ground
- 7. Communal garden
- 8. Building set back with landscape boundary to School Road
- 9. Building set back with landscape boundary to recreation ground entrance
- 10. Landscape boundary to School Road
- 11. Cycle storage
- 12. Resident parking
- 13. Existing access
- 14. Existing tree



# 4.0 design statement





# 4.0 design statement

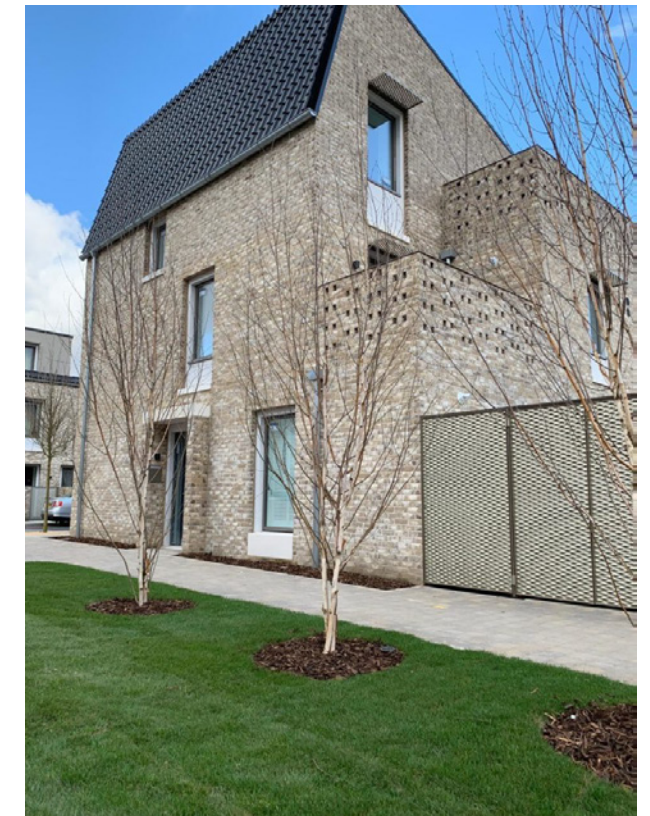
## 4.7 massing

The illustrative section shows a building with two three storey wings which would be the maximum height of the development.

The building form is pitched roof to fit in with the local character with the roof used as part of the habitable space, to reduce the building's mass, and as a thermal and cost efficient use of the envelope.

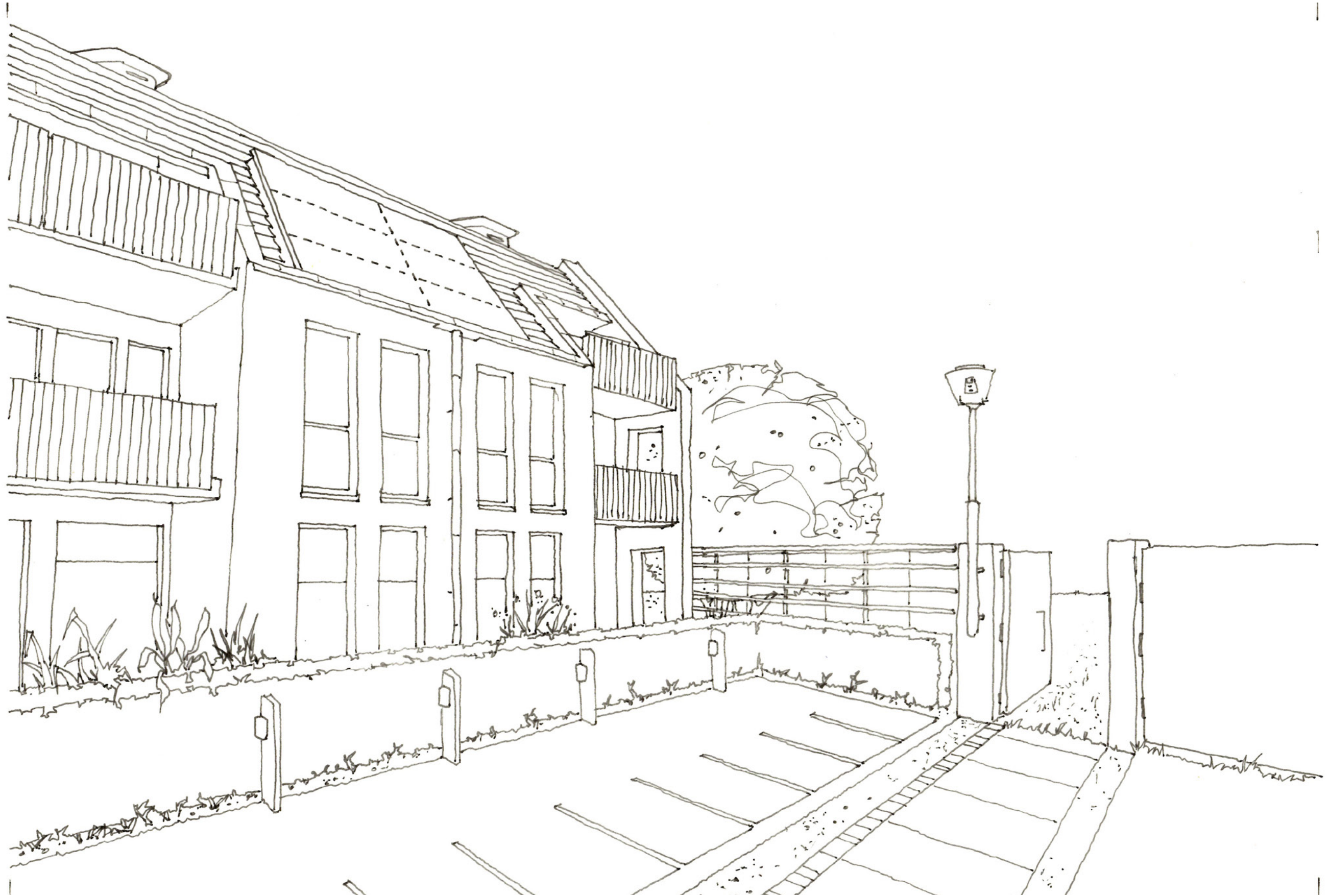
South facing roof pitches will be suitable for solar thermal and PV to maximise the renewable energy potential and minimise resident's fuel costs. This could be provided through a shared system that is metered.

The lobby could be designed as a semi enclosed covered space rather than a fully enclosed space to reduce communal heating costs and create a stronger relationship to the shared garden space.





## 4.0 design statement



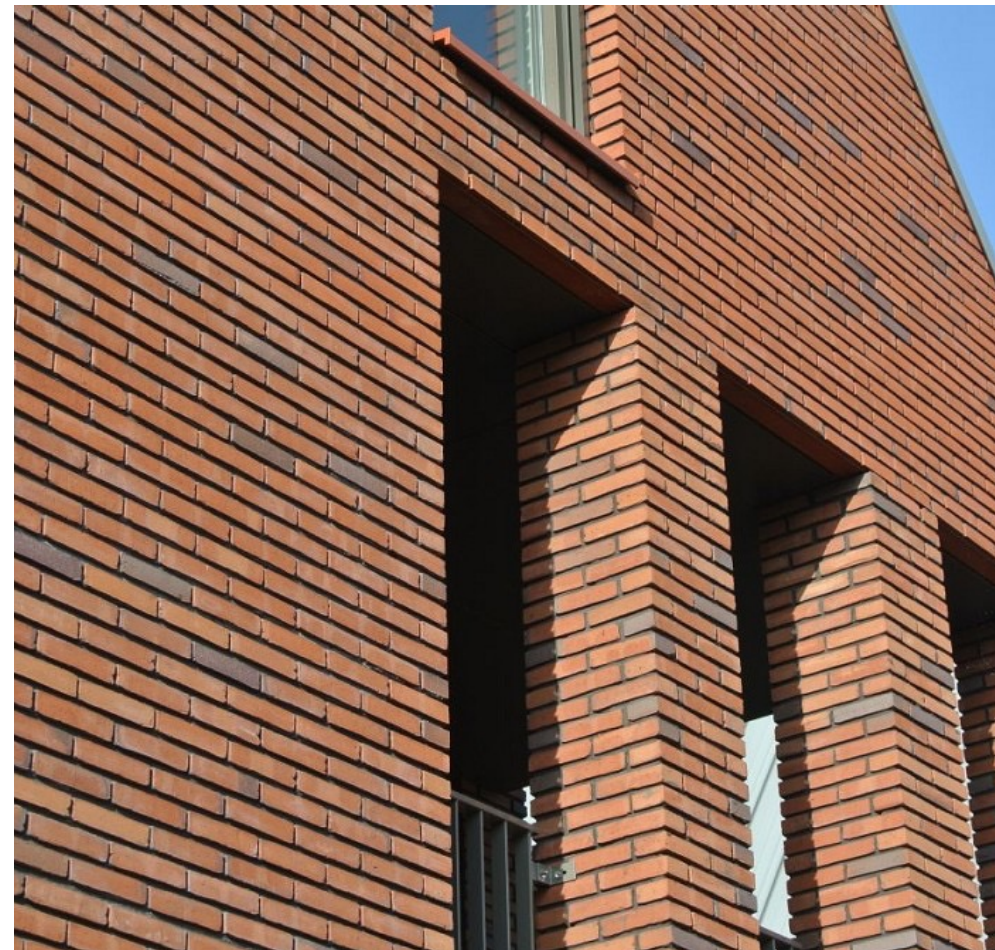


# 4.0 design statement

## 4.8 external appearance

Materials will be selected to fit in with the local palette and to meet established environmental standards such as the BRE Green Guide to Specification.

This will have an impact on the choice of materials for the external appearance and for the building's structural elements. MMC construction method (Modern Methods of Construction) including the use of panelised/ off site prefabricated systems will need to be considered as part of the early stages of the detailed design.





## 4.0 design statement





# 4.0 design statement

## 4.9 landscape

Although the landscape elements of the scheme are relatively modest, they will play an important role in the scheme. There are two key landscape elements:

### the perimeter

The perimeter landscape elements will define the public/private threshold to the development and will be particularly important to the privacy and amenity of the ground floor dwellings. The illustrative plan includes a 2.0m offset to the School Road and parking frontages for boundary screen planting and an amenity for living rooms. Materials will be used to help define and differentiate the residents' allocated parking spaces.

### the shared garden

A shared garden space for a scheme of this scale can be very valuable in creating a sense of community between residents. The space should have the flexibility to adapt to suit the changing needs of residents with early provision made for play, socialising and nature. The layout will also need to take account of orientation. These spaces often benefit from shared use and management by the residents.





# 4.0 design statement

Street Scene Study - not included in this draft

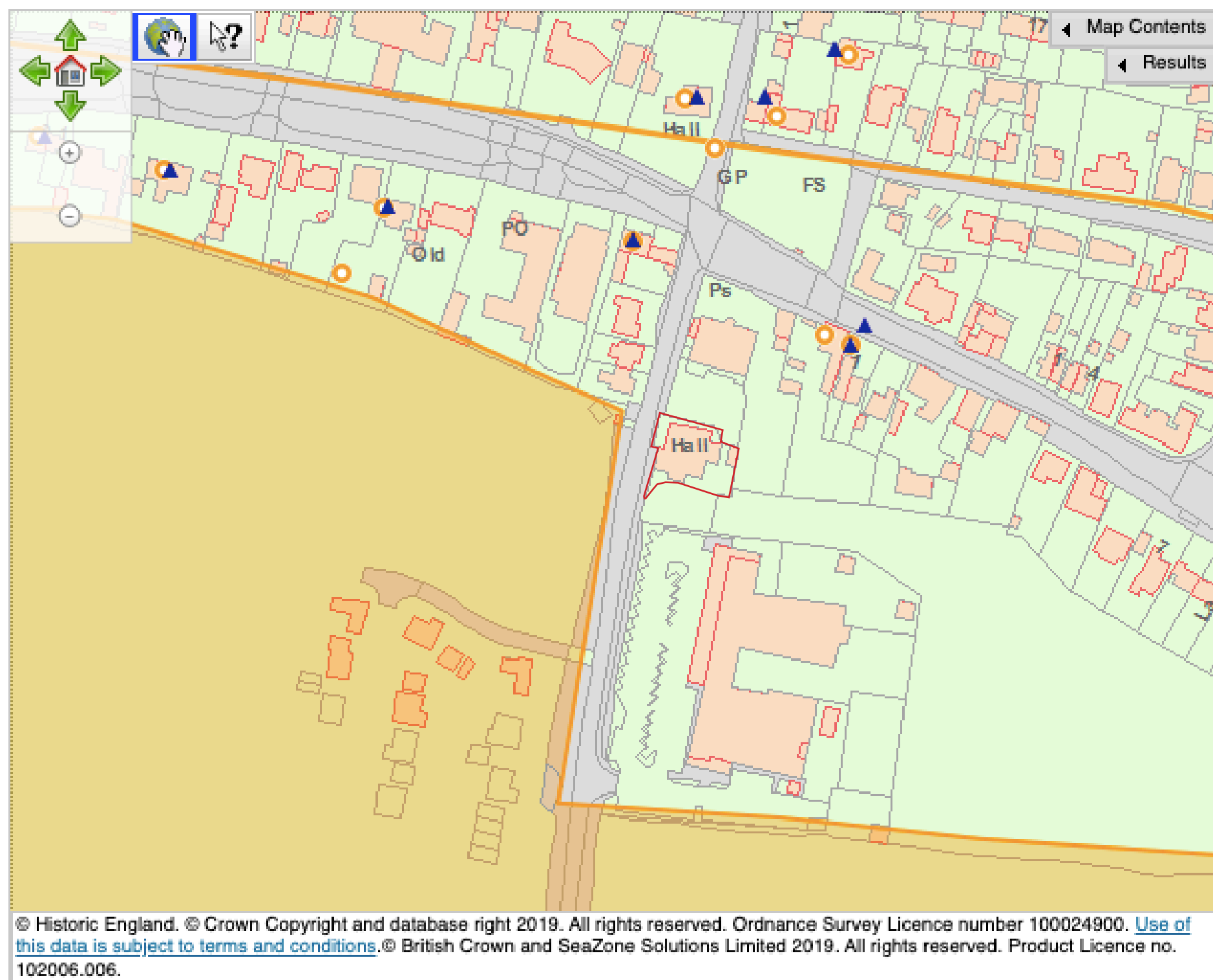
## 5.0 archaeology statement

The Historic Environment Record (HER) has been reviewed and the map shows the location of findings, structures and artefacts in addition to the Listed buildings within Elmstead parish.

There have been no findings on the site which has been in use as a 'community centre'. The Local Authority Archaeology Team will review these proposals as part of the draft Order consultation and make recommendations including the need for Conditions on the development.



## 5.0 archaeology statement

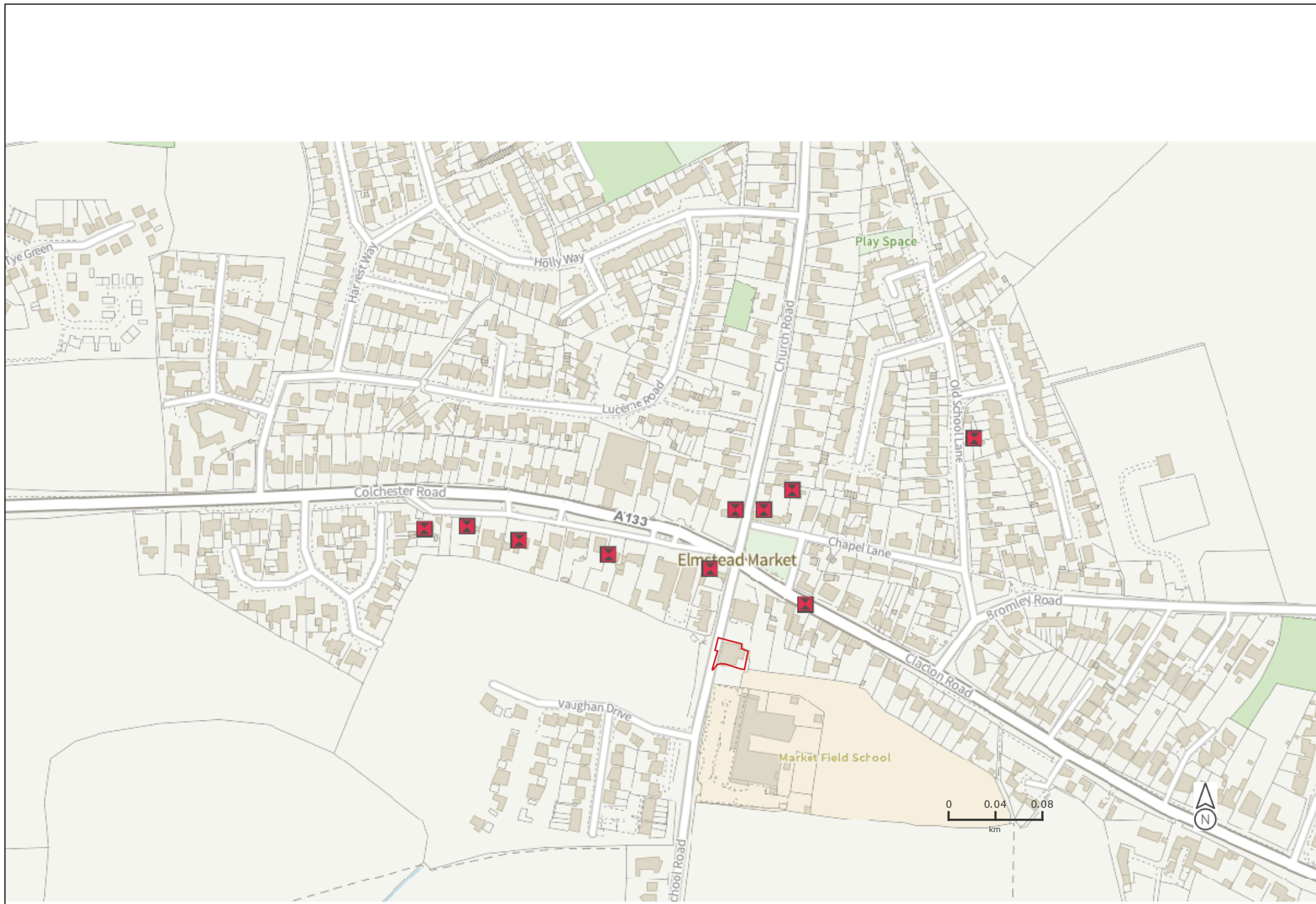


## 6.0 heritage statement

There are 10 Grade II listed buildings in Elmstead village. The site does not lie within the setting of any of these buildings. In addition Elmstead village is not within any Conservation Area. The proposals for the site are therefore not within or near to a conservation area and do not impact on any existing listed buildings. Hence the proposals do not take into consideration heritage matters



# 6.0 heritage statement



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### Legend

Scheduled Monuments (England)

### Listed Buildings (England)

I

II

II\*

Projection = OSGB36  
xmin = 605500  
ymin = 224200  
xmax = 606800  
ymax = 224900

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# 7.0 consultation statement

not included in this draft



# 8.0 basic conditions statement

not included in this draft

