

Local Plan Review 2024

Small Sites

**Planning Briefs/
Concept Frameworks**

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Introduction

The National Planning Policy Framework (NPPF) seeks local planning authorities to identify development sites to accommodate 10% of their housing requirement figure on sites no larger than one hectare. In addition to sites of one hectare or less already identified in the Council's Housing Trajectory, the following new sites have been identified through the review of the Local Plan:

Small Sites List

Site	Site Name	Location
11b	Land at Kingsgate, Bicknacre Road	Woodham Ferrers and Bicknacre Parish
11c	Land West of Barbrook Way	Woodham Ferrers and Bicknacre Parish
14b	Land South of Ford End Primary School	Great Waltham Parish
17a	Land North of Abbey Fields	East Hanningfield Parish
17b	Land East of Highfields Mead	East Hanningfield Parish

Report Scope

This document details the constraints and opportunities of each of these five sites.

This has then informed and supported the site allocations and identifies suitable red line boundaries. A site layout is proposed for each site, to explore how the site could be laid out; and to explore the capacity of each site given the constraints which have been identified as part of this exercise.

The site layout is also proposed to test the capacity of each site in response to local character.

This does not preclude other design solutions but ensures that the capacity of the sites have been robustly tested.

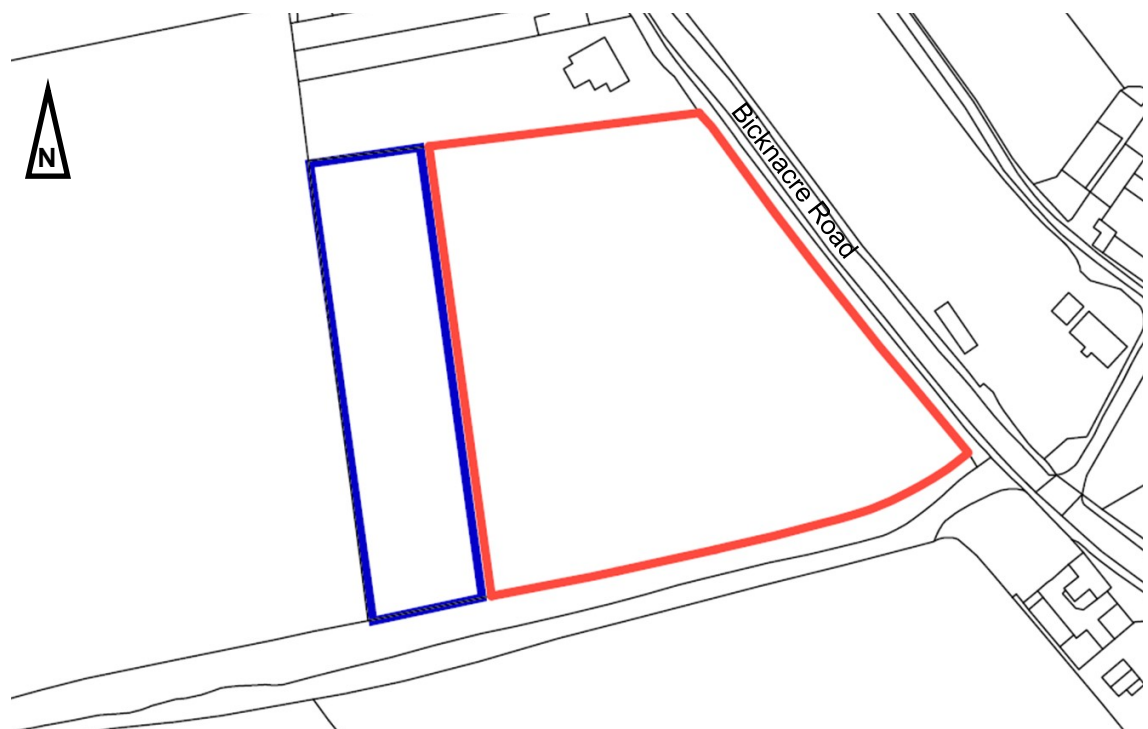
This document forms part of the evidence base for the Local Plan Review 2024.

Site 11b

Land at Kingsgate, Bicknacre Road, Bicknacre

Site Constraints

- Protected trees on southern boundary.
- There is a fine well established hedge to the Bicknacre Road along the eastern boundary .
- Neighbour amenity to northern boundary.
- Situated between two areas forming the Defined Settlement Boundary of Bicknacre and in the rural area.
- Public open space to the south of the site.
- Site is generally flat with a slight fall to the south, with drainage ditches a feature at the boundaries.
- Bus stop to front of site on Bicknacre Road (this represents an opportunity in addition to being a constraint).
- Bicknacre Road includes a footpath and is well within the 30mph speed restriction in the village.
- Bridleway to southern boundary of site.



Site Capacity

Around 20 homes on a site of 1ha.



Layout Considerations: Site 11b

- Red line boundary to exclude an area to the west of the site. This area includes the trees on the boundary to the west of the site.
- Access from Bicknacre Road from an additional one or more junctions positioned at appropriate locations.
- Open boundary to the bridleway to the south with built form set back from the existing trees on the southern boundary.
- Dwellings on the southern boundary provide natural surveillance to the bridleway.
- Built form to the northern boundary to be of a suitable form, orientation, and location to protect residential amenity to the dwellings to the north.
- Appropriate provision of open space within the site boundary.
- Open, irregular and loose arrangements of buildings with form, appearance and materials responding positively to best examples of Bicknacre and the Essex vernacular
- Location of drainage features is consistent with site topography, with the potential for flood risk and integrated water management measures to be sited on the land bordered in blue to the west of the 1 hectare site (bounded in red above).

Site 11c

Land West of Barbrook Way, Bicknacre

Site Constraints

- The site is currently outside of the Defined Settlement Boundary and in the rural area.
- Off-site protected tree to eastern boundary of the site.
- Gently sloping site falling to the north.
- Established residential properties along the entire eastern boundary.



Site Capacity

Around 20 homes on a site of 1ha.



Layout Considerations: Site 11c

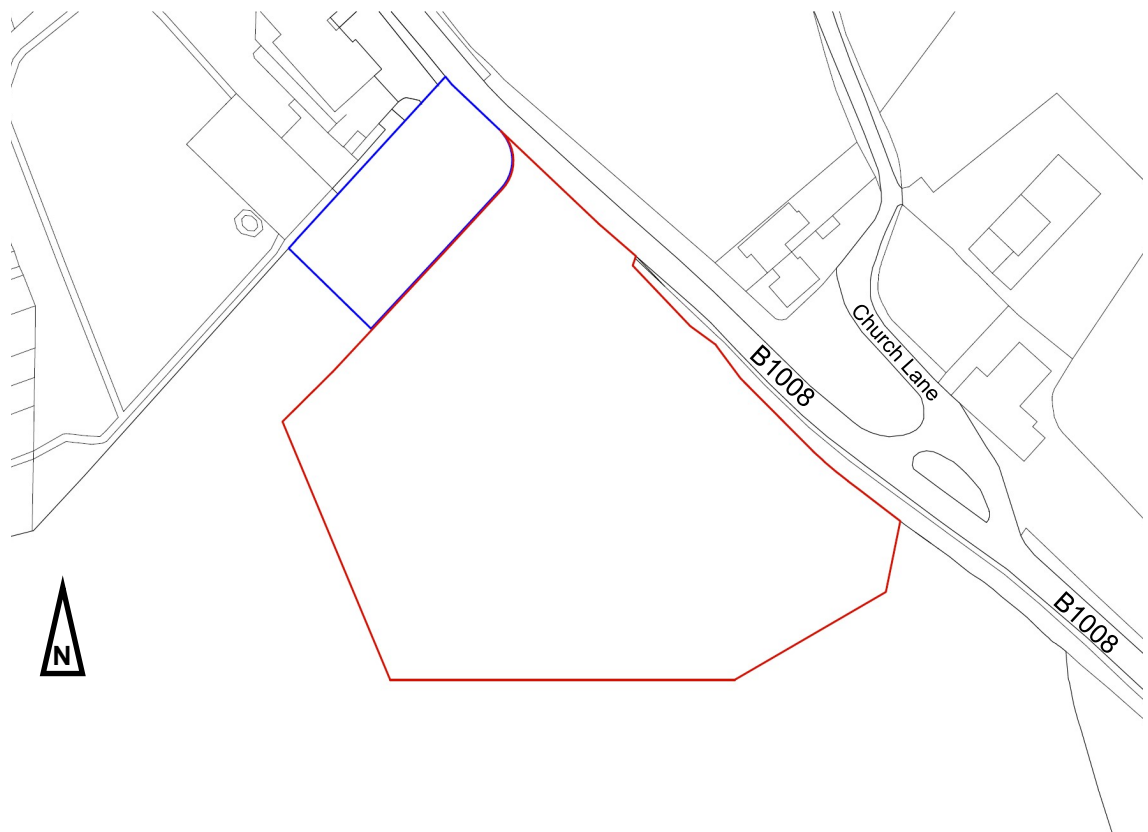
- The layout will complete the block structure and close off the open and exposed backs to the existing half-block structure of Barbrook Way and Meadow View.
- Potential link of the open space to Meadow View with a potential pedestrian link.
- Dwelling orientation to face out of the site to the west with corner turning dwellings at the sensitive corners within the site.
- Access road to the southern and eastern edge of the red line boundary with softening of the village edge provided by tree planting and landscaping.
- Access from Barbrook Way which will also connect to the pedestrian routes on the surrounding streets and rights of way providing access to the village centre.
- A mix of dwelling types, variety in building orientation, variations in the set-backs from the main access road, and a range of roof forms and heights, seeks to create a sensitive village edge to the western and southern site boundaries.
- Location and type of flood risk and integrated water management measures should be consistent with, and take advantage of, site topography.

Site 14b

Land South of Ford End Primary School, Ford End

Site Constraints

- The site is currently outside of the Defined Settlement Boundary and in the rural area.
- Existing lay-by area on B1008 would require reprovision in close proximity to the primary school.
- Public open space to the north of the B1008.
- Gently sloping site to the north.
- Residential amenity would need to be considered should dwellings be proposed adjacent to the education facility to the north.
- The primary school site must also take safeguarding into account in the design of a secure school perimeter and accesses to the site.
- Noise and air quality considerations could be a site constraint arising from proximity to the B1008 to the north-east of the site.



Site Capacity

Around 20 homes on a site of up to 1ha.



Layout Considerations: Site 14b

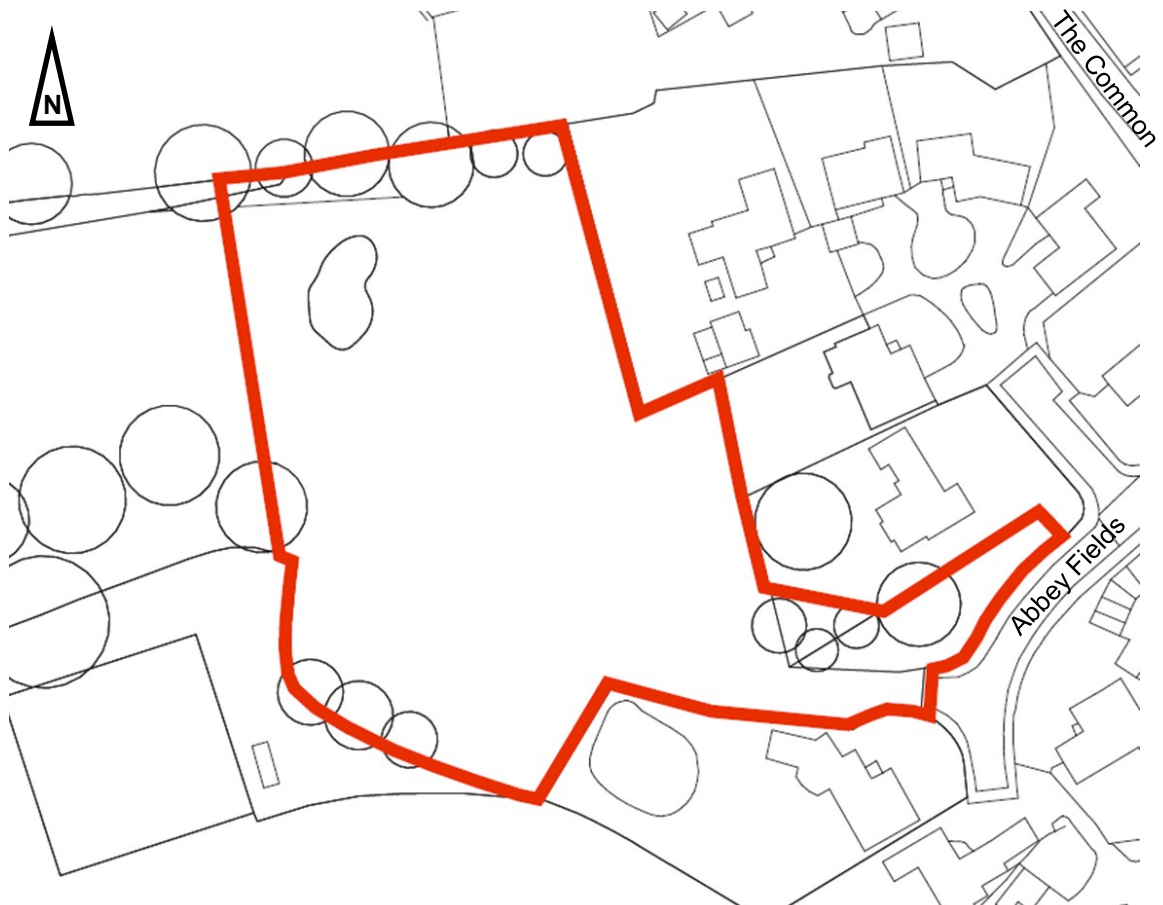
- Red line boundary to enclose an area of 1ha to contain housing consisting of circa 20 dwellings.
- Further areas of open space and SUDs features are to be provided within the 1 hectare site; with provision of parking area for the primary school to the north.
- Layout comprises of two perimeter blocks with outward facing dwellings and a looped access with design speeds of 10mph or less.
- Tree planting and landscaping to the edges of the site to soften the boundary with the rural area and provide a buffer to the noise from the road (B1008)
- A mix of dwelling types, orientations, variety in the set-backs from the access roads and driveways, and various roof forms and heights, seek to create a sensitive village edge to the site boundaries.
- Access from B1008 via a suitably designed junction to provide safe access to the site.
- Potential exists for highway safety improvements off-site to the B1008.
- Location and type of flood risk and integrated water management measures should be consistent with, and take advantage of, site topography.

Site 17a

Land North of Abbey Fields, East Hanningfield

Site Constraints

- Gently sloping site falling to the north.
- Ponds are a feature on site and to the adjacent site to the southern boundary.
- Preservation of access to adjoining parcels of land to the east may be a constraint.
- The access may be restricted in width.
- Protected trees exist across the site.
- Public open space to the southern boundary (includes some floodlighting).
- Residential amenity to the existing properties on Abbey Fields would need to be considered.
- Conservation area and heritage assets are circa 45m and 140m respectively to the south-east although these are not in the immediate vicinity of the site itself.



Site Capacity

Around 11 homes on a site of up to 1ha.



Layout Considerations: Site 17a

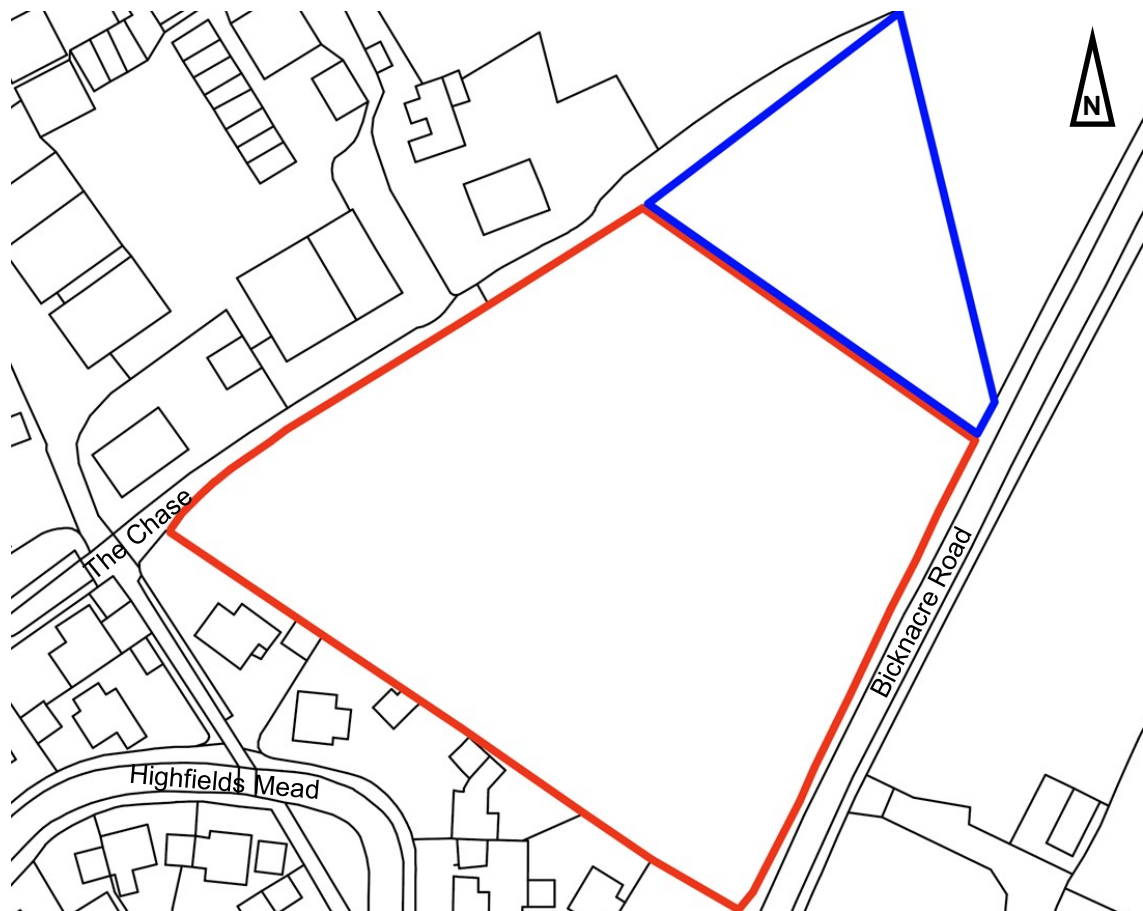
- Site Access from Abbey Fields on existing turning head to the western end of the existing cul-de-sac of Abbey Fields, off The Common, East Hanningfield.
- Main bulk of the site area is currently outside of the Defined Settlement Boundary in the rural area.
- Site access is constrained by protected trees their canopies and root systems.
- Looped access with private driveways off the main access road.
- A constrained site results in a reduction in the capacity of the site.
- A mix of property sizes enable a development which reflects the village character of the locality.
- Smaller dwellings back onto the southern boundary with the existing public open space to the south.
- Larger properties are proposed which would back onto the existing larger dwellings on Abbey Fields; these would comply with the policy requirements to preserve existing residential amenity.
- Protected trees are present although back to boundary distances, and garden sizes, would enable policy compliant residential amenity spaces to be provided reducing conflict with the protected trees on site.
- Public open space is provided to include the retention of trees and the existing pond on the site.
- The use of private driveways and design speeds of less than 10mph, open space in excess of minimum policy requirements, together with a low-density layout, will combine to respect the local village character.
- Existing screening to the southern boundary would prevent the southern boundary presenting exposed backs to the south.
- Potential pedestrian access to the public open space to the south.
- Footways connect to the existing footpaths on Abbey Fields.

Site 17b

Land East of Highfields Mead, East Hanningfield

Site Constraints

- Public right of way, and The Chase, to the northern boundary.
- Noise and air quality considerations could be a site constraint arising from proximity to the Bicknacre Road to the south of the site.
- Very slightly falling site to the south.
- Heritage Asset, Old Common Farmhouse, c.200m to the north-east of the site.
- Existing trees are present on the site in addition to some protected trees which are present off site. These protected trees are within the existing development of Highfields Mead to the west, and within Highfields Farm to the north-west.
- New access will need to account for existing junction and private driveways on Bicknacre Road.



Site Capacity

Around 20 homes on a site of up to 1ha.



Layout Considerations: Site 17b

- Vehicular access from new junction on Bicknacre Road with private driveways off this access to serve the dwellings and rear parking court.
- Perimeter block would be of appropriate size to provide a rear parking court to serve the dwellings to the north-eastern boundary.
- Rear parking court to the perimeter block enables the sensitive north-eastern boundary to be free of vehicular accesses, and will also allow the retention of trees on this boundary.
- Additional area of land outside of the red line boundary could provide public open space and assist with managing the sensitive boundary with the rural area.
- Layout enables retention of the existing trees on the site in addition to the retention of the majority of the hedge to the south-eastern boundary with Bicknacre Road.
- Potential for pedestrian access to the public right of way to the north.
- Potential for link to be formed for pedestrians to Highfields Mead to the south-west of the site with a landscaped and more open pedestrian access on a shared surface/private drive.
- Built form would back onto the existing exposed backs of Highfields Mead to the south-western boundary. This would mirror the existing pattern of development and respect separation standards to protect residential amenity.
- Private driveways access the dwellings to the north-western boundary; this would reflect the local character where accesses are formed from narrow, low-speed roads, which are predominantly dead-ends. The trees to the north would be retained and additional planting could be introduced to enhance the existing character where the scheme would be visible from the existing right of way.
- Location and type of flood risk and integrated water management measures should be consistent with, and take advantage of, site topography.

Planning Policy and Local Plan

Chelmsford City Council



Civic Centre, Duke Street, Chelmsford. CM1 1JE



01245 606330



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