

# Silver End Garden Suburb - Concept Statement

# Land to East of Silver End.



# July 2017

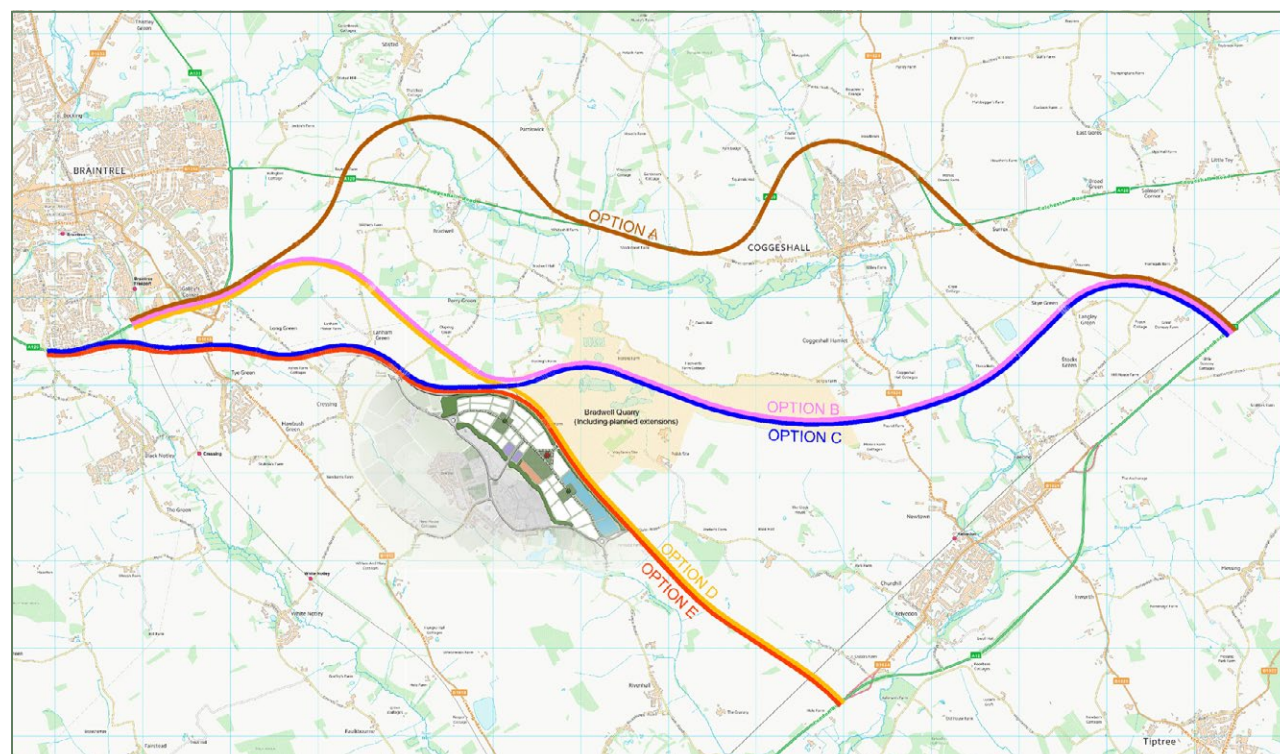








Draft Local Plan



New bypass Options A-E

## INTRODUCTION

This concept brief has been prepared to provide further information regarding the proposed development of the Land East of Silver End, Witham, in order to explain how it will assist Braintree District Council in achieving the aims and aspirations of the forthcoming Local Plan.

The Local Plan is currently in the later stages of the plan-making process, and a draft version featuring site specific allocations is currently out for public consultation until the 28th July 2017.

Strutt & Parker and Grafik Architecture have been working with the landowners to draw up proposals for a high-quality, sustainable development that will help meet the District's development needs and account for – and maximise the benefits of – the new A120 bypass.

A representation referring to the proposed garden suburb has been submitted to the Braintree District Council Draft Publication Local Plan Consultation (2017) on behalf of T & R Speakman, as the principal landowners of the larger part of the proposal site. The consultation provided an opportunity to make the Council aware of the envisaged scheme, and also to pick up on draft planning policies that relate to Silver End and the direction of growth for the district.

## SILVER END

Silver End is defined as a Key Service Village as in the Adopted Core Strategy (2011) Settlement Hierarchy, and supports a range of services and shops as well as community of over 3,700 residents (Core Strategy, 2011). Located between Braintree and Witham, the settlement has access to a variety of services and transport links linking it to the wider Essex area as well as into Central London.

## A120 BYPASS

Ongoing proposals to implement a new bypass for traffic using the A120 has resulted in several prospective routes being appraised and published for views and comments from the public. It is considered that Option E will result in defensible boundary being formed to the North East of the main settlement of Silver End, and that development within such a contained area will prove a logical and sensible location for further residential development to be brought forward in order to contribute to the District's housing need.

Alternatively, Routes D, B and C are also considered to bring forward a suitable access to the north of the proposed site, and all will provide a suitable access and direct connection to the strategic highway network. Development at this location will enable the provision of additional homes in a manner that maximises the benefits of the strategic highway network; and minimises impacts on the local network.

Essex County Council are currently reviewing the feedback from the Public Consultation phase, which ended on the 25th February, and will announce the decided route in late Autumn 2017.

## THE SITE

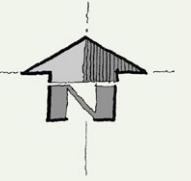
The site consists of a collection of agricultural fields currently situated to the north east of the main settlement of Silver End, equating to an overall area of around 160 ha. As land in arable use, the contours of the land are relatively flat and featureless.

Most of the proposed Essex County Council options for the new A120 are situated to the East of Silver End, further enhancing the site's suitability as an area for the expansion of the settlement.

The site is flat with no fundamental constraints to its development, and will provide space for a natural extension to the existing settlement. It is not subject to any environmental, ecological or heritage designations which suggest its development should be restricted.

Whilst the land is currently held by predominantly two landowners, ongoing discussions have taken place in order to produce this conceptual proposal.









Concept plan key



Existing photograph of Village Hall.

## PROPOSALS – HOMES AND EMPLOYMENT

It is proposed that the site will be a strategic extension to an existing settlement, bringing forward up to 1,500- 1,800 homes as well as an allocation of land to support employment uses. The proposed development is considered to be in line with the overall growth strategy for the District as promoted in the Draft Local Plan. It is envisaged that any proposed development on this land will closely follow Garden Village principles, identifying areas of greenery alongside the dedicated residential housing areas in order to create a well-designed space to live, play and work.

In line with Garden Village principles, the proposed plans incorporate areas of employment land, contributing further towards economic growth in the District and helping ensure the new development is sustainable.

In conjunction with the new proposed A120 bypass, the proposed development will build upon the existing positive characteristics of the village of Silver End, and further enhance its vitality and vibrancy as a Key Service Village. The proposal will form a sustainable extension to the village, utilising proposed new infrastructure to help meet development needs, whilst minimising impacts on existing residents.

The proposed development would result in significant social and economic benefits for the local area through the provision of new homes and employment land, whilst at the same time reducing the pressure to utilise more environmentally sensitive land within the District to meet development needs.

The proposals are sustainable and deliverable. We welcome further engagement with Braintree District Council and other stakeholders as plans progress to ensure they are delivered in a manner through which benefits can be maximised.