

Planning Application 230625 – Land at Nayland Road, Great Horkesley

Statement of Development Principles

Prior to submission of the first residential reserved matters application, a design framework shall be submitted to and approved by the Local Planning Authority, in consultation with the Parish Council and local residents.

The design framework shall incorporate the following development principles:

1. Bringing the countryside into the community. This will be achieved by retaining the landscape character of the site and the settlement edge of Great Horkesley and developing long vistas towards the countryside beyond.
2. To maintain and enhance the ecological corridors that exist within the established landscaping and explore opportunities to enhance and create net ecological habitats.
3. Residential areas should include areas of informal/incidental green/open space. This should include both green and blue infrastructure, which should consist of a network of integrated features.
4. Take opportunities to incorporate tree-lined streets and to incorporate trees elsewhere in the development, with appropriate measures to secure the long-term maintenance of newly planted trees and that existing trees are retained wherever possible.
5. Built form should establish a site wide positive and coherent identity that residents and local communities can identify with. This identity should respond to the sites context and reinforce/enhance the local vernacular.
6. The scout hut and allotment should be co-located close to Nayland Road where they can conveniently benefit both existing residents and the development's residents.
7. The layout of the development and positioning of elements of landscape/built form should create a series of distinct spaces and take the opportunity to create character areas within the development.
8. Areas of public open space should be fronted by units in order to ensure good levels of activity and natural surveillance.
9. The children's play area to be sited within the site where the need is likely to be greatest.
10. The provision of outdoor fitness equipment that is incorporated with a fitness trail within the development.
11. To incorporate a cycle lane access to Ivy Lodge Road that links to cycle routes within the site and beyond.
12. To provide leisure routes within the development itself to aid dog and recreational walking and encourage localised physical activity and healthy lifestyles.

13. A clear road hierarchy should be established and reinforced by adopting a varied surface material for shared surfaces and utilising a variety of frontage treatments for plots.
14. Ensuring the privacy and security of Ivy Lodge Road residents, and other existing dwellings border the site, through appropriate boundary treatment and separation distances, taking account of the separation distances set out in the Essex Design Guide.
15. Focal/nodal buildings should be included to enhance legibility within the site.
16. Consideration should be given to the proposals carbon footprint, for both the long and short term. This should include consideration of energy consumption and energy generation, e.g. construction methods, materials, building orientation and openings, utilities, renewables, etc.