

# **Gladman Developments Ltd**

## **Matter 8 Hearing Statement North Essex Authorities Joint Strategic Plan**

**The proposed new garden communities – specific issues**



**December 2017**



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# **1 MATTER 8: THE PROPOSED NEW GARDEN COMMUNITIES – SPECIFIC MATTERS**

## **1.1 Question 23) Is it appropriate for policy SP8 to require provision of a country park along the Salary Brook valley incorporating Churn Wood?**

- 1.1.1 Gladman’s view is that it is not appropriate for policy SP8 to require provision of a country park along the Salary Brook which incorporates the land actively being promoted for development shown on the enclosed Location Plan (Appendix 1). The 7.33ha site is suitable for development and given questions surrounding the potential capacity of the proposed garden communities, this land should be incorporated into any future masterplan for residential use.
- 1.1.2 Gladman submitted an outline planning application for up to 145 dwellings on land off Bromley Road, Parsons Heath in May 2017 (17/00859/OUT). The attached Location Plan at Appendix 1 shows the extent of the land under Gladman’s control. Planning permission was refused in August 2017 and an appeal is now pending.
- 1.1.3 The site is suitable for residential uses given its location adjacent to the existing settlement of Parsons Heath and the supporting technical documentation submitted with the planning application demonstrates that there are no technical reasons why the site cannot be developed in the short term, assisting TDC in meeting its requirement for housing in the five year period.
- 1.1.4 Central to the proposals for development is the creation of a swathe of multifunctional open space along the side of Salary Brook and a central green corridor which bisects the site west to east. Areas of public open space provide connections between surrounding streets and open an area of public accessible space to existing and future local residents.
- 1.1.5 The scheme would be set back from Salary Brook to allow for the creation of a new area of informal parkland, which would include habitat creation, footpaths and areas of public open space for informal recreation. New pedestrian routes create opportunities to connect with the Salary Brook Trail and existing area of public open space along the watercourse.
- 1.1.6 The site is well contained by a combination of topography and the high level of tree cover in the surrounding landscape. Development would be set back from key landscape features to allow for these to be protected and there is an opportunity for signage and interpretation of Churn Wood and Salary Brook.

## **1.2 Question 24) Should Salary Brook also be designated as a Local Nature Reserve?**

- 1.2.1 Gladman does not object to the proposal to designate Salary Brook as a Local Nature Reserve. The Ecological Appraisal submitted with the outline planning application for residential development at Bromley Road concludes that the Brook will not be impacted by the proposed development. The proposals include a buffer to ensure Salary Brook is retained and protected.

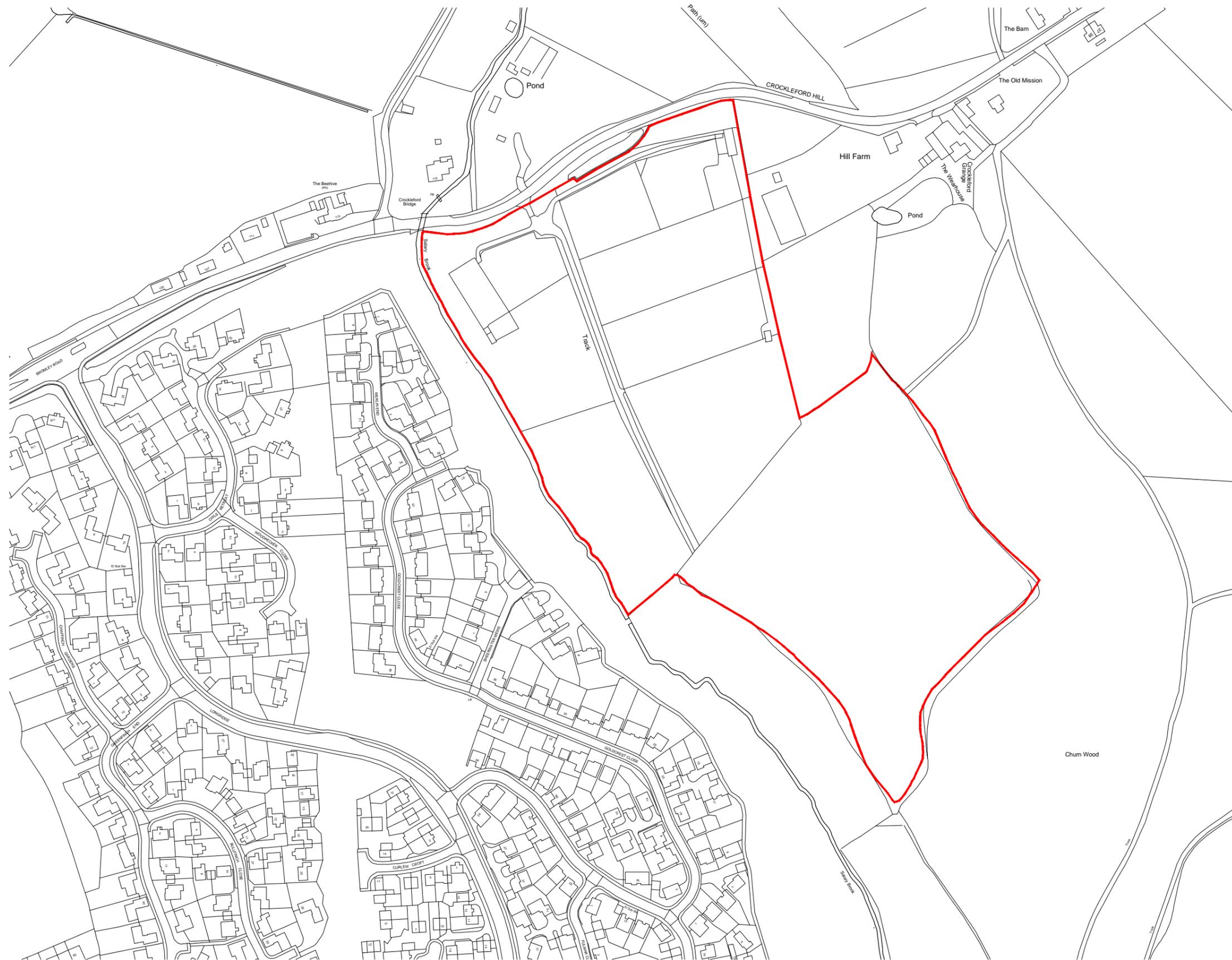
## **Appendix 1**

# **Land off Bromley Road, Parsons Heath Site Location**

NOTES

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PLANNING

## **Appendix 2**

# **Land off Bromley Road, Parsons Heath Illustrative Development Framework**

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-  Site Boundary (7.33Ha)
-  Residential Area (4.24Ha)  
Up to 145 dwellings at 34dph
-  Total Green Infrastructure (3.09Ha)
-  Proposed vehicular access location
-  Indicative primary street
-  Equipped children's play area
-  Indicative pedestrian route
-  Existing settlement
-  Existing primary roads
-  Listed buildings (Grade II)
-  Public Right of Way
-  Local Cycle Route
-  Existing pond/watercourse
-  Existing trees and hedgerows
-  Ancient Woodland

J:\17600\17637\LANDSI\Plans\17637 Framework Plan [C].indd

Gladman Developments Ltd  
Land off Bromley Road  
Parsons Heath

**ILLUSTRATIVE DEVELOPMENT FRAMEWORK**

1:2500@A3  
23rd May 2017 Dm CEP / Chkd KMN

**7637-L-03 C**

**fpcr**

environmental assessment =  
landscape design =  
urban design =  
ecology =  
architecture =  
arboriculture =

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