

RICKSTONES NEIGHBOURHOOD CENTRE, WITHAM

DEVELOPMENT BRIEF



Project details

Client [Braintree District Council](#)

Project name [Rickstones Neighbourhood Centre, Witham - Development Brief](#)

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Figure 1 - Site Location Plan



Figure 2 - Site Location Aerial Photo

Purpose of the Development Brief

- 1.0 This guidance covers the site which from now on will be referred to as 'Rickstones Neighbourhood Centre', which is located off Dorothy Sayers Drive and Laburnum Way, Witham. The extent of the site area to which this Brief relates is identified on the plan at Figure 1.
- 1.1 This development brief has been prepared by Andrew Martin Associates on behalf of Braintree District Council. Braintree District Council intend to adopt this Brief as a Supplementary Planning Document (SPD).
- 1.2 Braintree District Council has commissioned this Brief with the aim of:
- enabling redevelopment of the Rickstones Neighbourhood Centre;
 - enabling investment and improvement of the public realm through the introduction of new and improved community uses; and
 - establishing a policy and design framework for the site to realise the above objectives, whilst providing flexibility in the detailed design of any future planning applications at the site.
- 1.3 The vision for this Brief, which was identified at the start of the Development Brief process is best described as follows:

"To stimulate the creation of a new neighbourhood centre where the local community are proud to take ownership and responsibility for maintaining its longevity as a focus for community activity".

Status of the Development Brief

- 1.4 The SPD does not contain any site specific policies, but provides detailed guidance to supplement those relevant policies set out in the District Council's extant Local Plan and proposed Local Development Framework (LDF). The SPD is intended to be used in decision making and the co-ordination of redevelopment proposals for the Rickstones Neighbourhood Centre.
- 1.5 This SPD deals specifically with issues surrounding the delivery of an improved public realm and the introduction of new and improved community uses at the site. However, consideration must also be given to more generic policy and guidance, including other policy guidance that effect all development.

Sustainability and Environmental Considerations

- 1.6 This SPD is accompanied by a Sustainability and Environmental Considerations Report (SECR) which is a high level review of the proposed options using the Core Strategy development framework and the guidance of the Strategic Environmental Assessment (SEA) Directive. As this brief will be adopted as an SPD it does not require a formal SEA or Sustainability Appraisal (SA).

-  The site
-  Community uses
-  Educational Land Use
-  Employment Areas
-  Existing Built Form
-  Public Open Space
-  Supermarket
-  Footpath
-  Existing Cycle Network
-  Witham Railway Station
-  Bus stops



Figure 3 - Site Context Plan

The Surrounding Area

- 2.0 The Development Brief Area (the site) is located in the centre of the Forest Road estate to the north of Witham. This residential area was built in the 1970's as part of an agreement to accommodate London overspill housing. This was one of 4 estates built during this period and due to the urgent need for housing at the time.
- 2.1 The design of the estate is dominated by an over-engineered road network. In addition to this, housing frontage is set well back from the edge of the road with on-plot parking provision in between. Not only does this make for a car-dominated environment, but it creates streets that are not comfortably enclosed.
- 2.2 The uses on the site represent the main concentration of community facilities in the area. Other nearby uses include Forest Road Hall to the east, a community hall with associated parking and open space. To the west, in the adjacent Templars estate, is the Shaw Road shops and playground.
- 2.3 There are many schools in this area of Witham. To the north west of the site is The New Rickstones Academy, which is an independent comprehensive for 11-19 year olds. Adjacent to this is Elm Hall Primary School and also the Puddleducks Day Nursery. To the west of the site is Templars School, which has a junior school and a combined infant and nursery school.
- 2.4 To the west of the site on the edge of the housing estate is Rivenhall Oaks Golf Club. Adjacent to (and forming part of the site area) is Rickstones Road Recreational Ground. This is largely used for organised sports such as football, but is also used for informal leisure activities and as a pedestrian short-cut. To the south of the recreation ground is Witham Cemetery located along Manor Road.

SECTION 2 APPRAISAL OF THE SITE

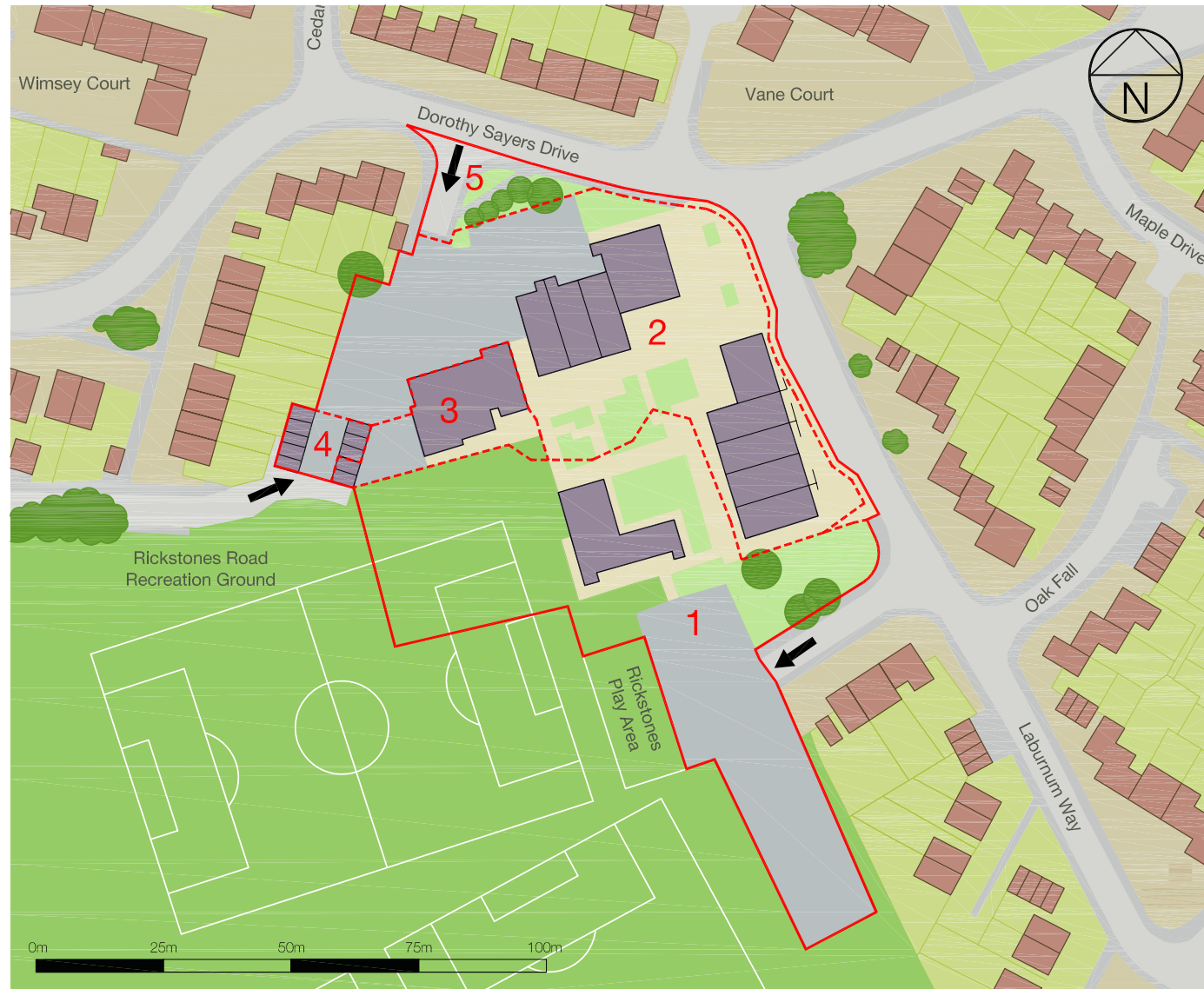


Figure 4 - Site Uses Plan

Site Uses

- 2.5 The site is irregular in shape and measures just over 0.9ha (approximately 9,066m²). The site uses are as follows (see plan opposite for numbering references):

Number	Name	Uses	Building Footprint	Uses Area	Footprint Percentage	Ownership
1	Rickstones Pavilion	Changing rooms, parking (50 spaces), open space and recreation ground (part).	232.7m ²	4,078m ²	6% Footprint	Braintree District Council
2	2-10 Laburnum Way and 50-56 Dorothy Sayers Drive	Ground floor shops with residential flats above. Associated parking and open space.	483.3m ² and 491.3m ²	3,730m ²	26% Footprint	Private
3	The Little Elms Public House	Pub with associated parking (not in ownership) and garage	330.4m ²	555m ²	59% Footprint	Private
4	Garage Site	2 x garage blocks / lock-ups	95.7m ² combined	180m ²	53% Footprint	Private
5	Access from Dorothy Sayers Drive	Access to pub, shops and flats	n/a	523m ²	n/a	Essex County Council Highways
TOTALS	n/a	n/a	1,633.4m²	9,066m²	18% Footprint	n/a

- 2.6 As the table shows, the site has a mix of existing uses falling within different land ownerships. The existing footprint coverage is only 18% of the site area.
- 2.7 The site and its uses are currently accessed at three separate points; the Pavilion and associated uses are accessed from a short road via Laburnum Way. This road is outside of the brief area. The shops, flats, pub and associated parking are accessed from Dorothy Sayers Drive. The garage blocks are accessed via a narrow road leading from Rickstones Road.
- 2.8 The site is completely accessible to the public, with the exception of the buildings. The Pavilion (see 1, opposite) is a semi-private building, open at specific times for specific events or user groups. The building offers changing facilities and a social / meeting space. Associated with the Pavilion is a hard-surfaced car park accessed via Laburnum Way. It is roughly rectangular in shape and is orientated parallel to the rear garden boundaries of properties fronting Laburnum Way. No spaces are marked, but it is thought that the capacity is around 50 cars.



- 2.9 The Pavilion is owned by BDC, as are the verges around the car park and an element of the central pedestrian square. Part of the recreation ground falls with the brief area forming a square shaped parcel in front of the Pavilion. This line is arbitrary and has been designed to provide an expansion zone for site uses. It is understood that this part of the site boundary could be subject to some adjustment.

Site Uses continued

2.10 The two mixed use blocks on the site (2) accommodate nine ground floor retail units:

Name	Use	Location	Occupancy	Opening Status
Vacant unit	None	50 Dorothy Sayers Drive	Vacant	n/a
Numark Pharmacist	Pharmacy	52 Dorothy Sayers Drive	Occupied	Open in the daytime
Costcutter	Convenience store	54 Dorothy Sayers Drive	Occupied	Open in the daytime
Vacant unit	None	56 Dorothy Sayers Drive	Vacant	n/a
Lee Garden	Chinese takeaway	2 Laburnum Way	Occupied	Shutters down in the daytime - open in the evening
Vacant unit	None	4 Laburnum Way	Vacant	n/a
Vacant unit	None	6 Laburnum Way	Vacant	n/a
Little India	Indian takeaway	8 Laburnum Way	Occupied	Shutters down in the daytime - open in the evening
Vacant unit	None	10 Laburnum Way	Vacant	n/a

2.11 The daytime uses are limited to just a few shops meaning low levels of activity. By virtue of their use, the shops are semi-public buildings and are accessible to the public during opening hours.

2.12 The shops that remain in use, Costcutter and pharmacy, are well used and it is understood trade well. The other takeaways are also reasonably well used. The other empty units are in decline and have not had any use for some time.

2.13 Above both blocks there are residential flats, apart from the vacant unit and the unit accommodating Lee Garden, which are both single storey structures. There are seven flats in total and all appear to be occupied. The flats in each block are accessed via an external stairwell at one end with the frontage facing towards the road. The frontage of each flat is slightly set back, providing a terrace area for garden furniture and drying laundry.



2.14 The blocks are owned privately. Tenants run business operating out of two of the units; the pharmacy and Costcutter. The land around the blocks, an element of the central pedestrian square (the part not owned by BDC) and the car park accessed from Dorothy Sayers Drive are also within the same private ownership.

2.15 The Little Elms Public House (3), by virtue of its use is a semi-public building and is open during normal pub hours. It has a beer garden located on the southern side overlooking the recreation ground. The land ownership area is very small, comprising the pub, its beer garden, an area adjacent to the garage block and the two end garages. Pub patrons use the car park.



2.16 The garage site (4) consists of two single storey structures, containing 8 private garages. The western block is located parallel to the rear gardens of properties fronting Dorothy Sayers Drive, the eastern block sits approximately 6.5m opposite. The majority of garages are accessed via the concrete courtyard in between, however two garages at the southern end of the eastern block are entered from the opposite side. Concrete posts were originally placed at the northern end of the courtyard to stop vehicles entering the main car park, now only two remain.

2.17 The entrance point to the site from Dorothy Sayers Drive (5) which includes verges and tree planting is owned by Essex County Council Highways.

SECTION 2 APPRAISAL OF THE SITE

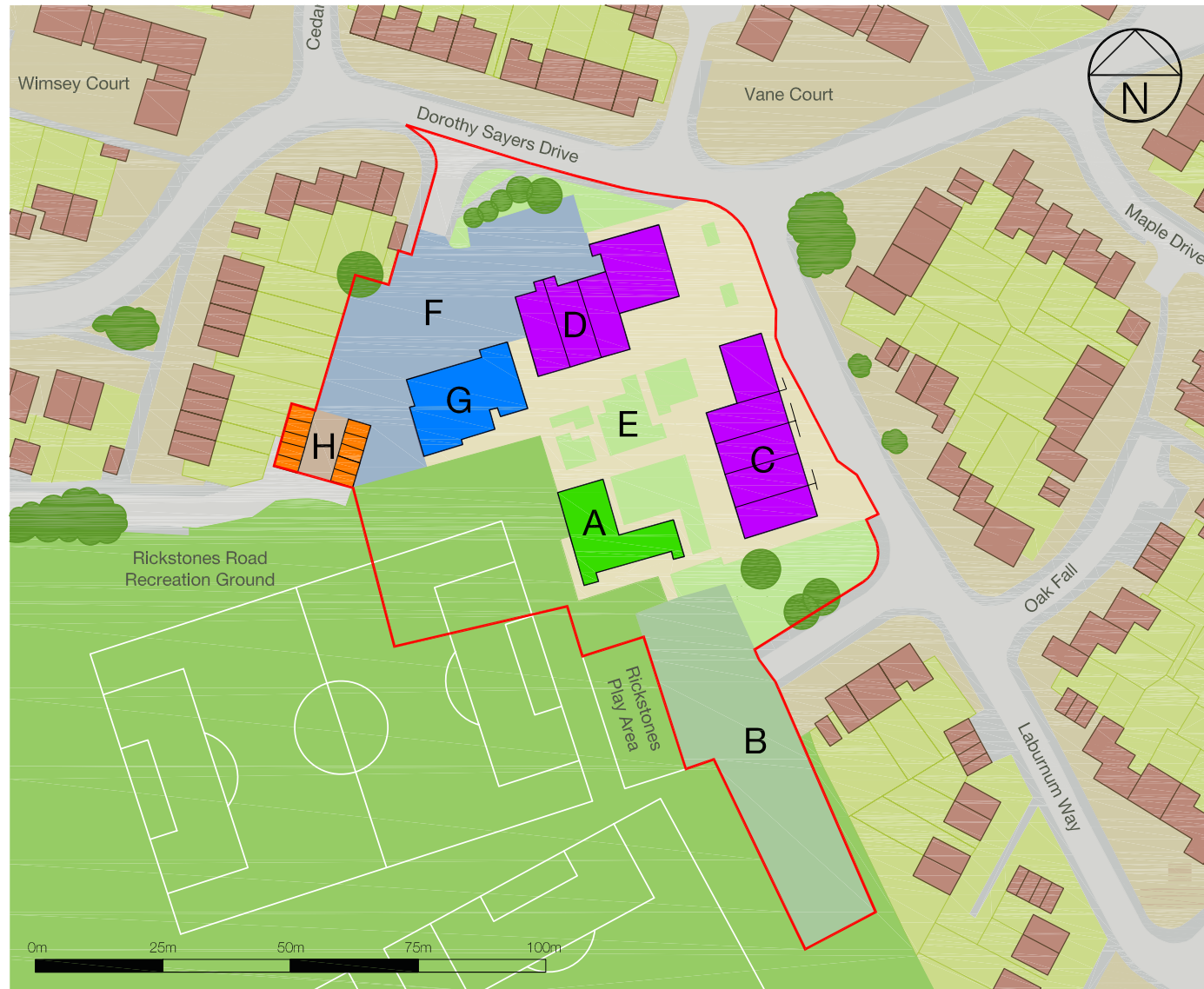


Figure 5 - Site Conditions Plan

Site Conditions

Rickstones Pavilion

2.18 The Pavilion (see A, opposite) is an 'L' shaped, one storey building with a black timber boarding façade. The side addressing the car park has a felt-covered pitched roof, windows and has a number of coloured doors and hatches. The side addressing the recreation ground is similar, but has a flat roof. A footpath connects the car park to the pavilion and continues, running around almost the entire perimeter of the building. Open areas of grass are located around the pavilion.

2.19 The car park (B) is a hard surfaced area separated from the recreation ground by a low, timber knee-rail fence. A narrow verge provides a buffer along the eastern side between parking and rear garden fences. To the north of the entrance point is another verge in which four tall and mature conifers stand. The top half of the western side of the car park sits adjacent to Rickstones Play Area, an equipped and recently refurbished playground designed for children aged 2-11.

2-10 Laburnum Way and 50-56 Dorothy Sayers Drive

2.20 Both of these blocks (C and D) are two storeys in height with single storey elements and flat roofing. The shop 'fronts' face onto the central pedestrian square, their façades having the typical areas of glazing and signage with security shutters. Above the shops are flats, which have a tiled façade and PVC fascias and window fittings.

2.21 The rears of the shops face onto Laburnum Way and Dorothy Sayers Drive and are the service 'backs' of the units. These façades are very unattractive with shuttered doors, service ducts and bin stores facing towards the street. External stairwells to the flats above also add to the untidy view. A line of parallel parking spaces are available alongside Laburnum Way.

2.22 The pedestrian spaces around the blocks (E) are treated with a mixture of paved areas and patchy grass with no soft landscaping. The spaces are not well maintained and have no real focus or function. They are dotted with bins and lamp-posts and include a phone box and a post box. The only point of interest is a concrete-cast sculpture on the flank end of no. 56 Dorothy Sayers Drive.

2.23 The car park associated with the shops, flats and pub (F) is a large area of concrete with no marked spaces. The view from Dorothy Sayers Drive is that of the 'backs' of the shops and the entrance to the pub, both of which are quite untidy. The western side is defined by the rear garden fences of properties fronting Dorothy Sayers Drive. These properties are between 12m and 17m from the site boundary and some have large trees in their gardens. There is a verge to the east of the entrance of the car park where a grouping of over a dozen tree's stand that include silver birches and conifers. These are not the subject of Tree Preservation Orders.

The Little Elms Public House

2.24 This building (G) comprises of a former two storey house complete with chimneys, dormers and a clay tiled mansard roof. It has single storey, flat roof extensions on three sides with a first floor addition built into the roof on the northern side. An Ordnance Survey map from 1881 indicates that 'Elm Farm' once existed on this site. It is therefore assumed that the original building was a farmhouse, which has been heavily altered and was converted into a pub, when the housing estate was built in the 70's. It is also thought that the narrow road leading to the garage blocks once provided access to the farm.

Garage Blocks

2.25 The garage blocks (H) are single storey structures with flat roofs and varying coloured doors. The western block is a single building whereas the garages opposite are split into two separate blocks, 3 in one and 2 in another. The access road (which also provides access to garages of properties on Dorothy Sayers Drive) is hard surfaced and separated from the recreation ground by knee-rail fencing.

Summary

2.26 In general, the orientation and arrangement of buildings on the site is not satisfactory from an urban design point of view. Some buildings are isolated with 'fronts' facing the wrong direction and 'backs' addressing the street. Also the condition of the buildings themselves and the public spaces that surround them have been neglected for some time. These factors make for a place that does not function well and is not a visually appealing place to visit.

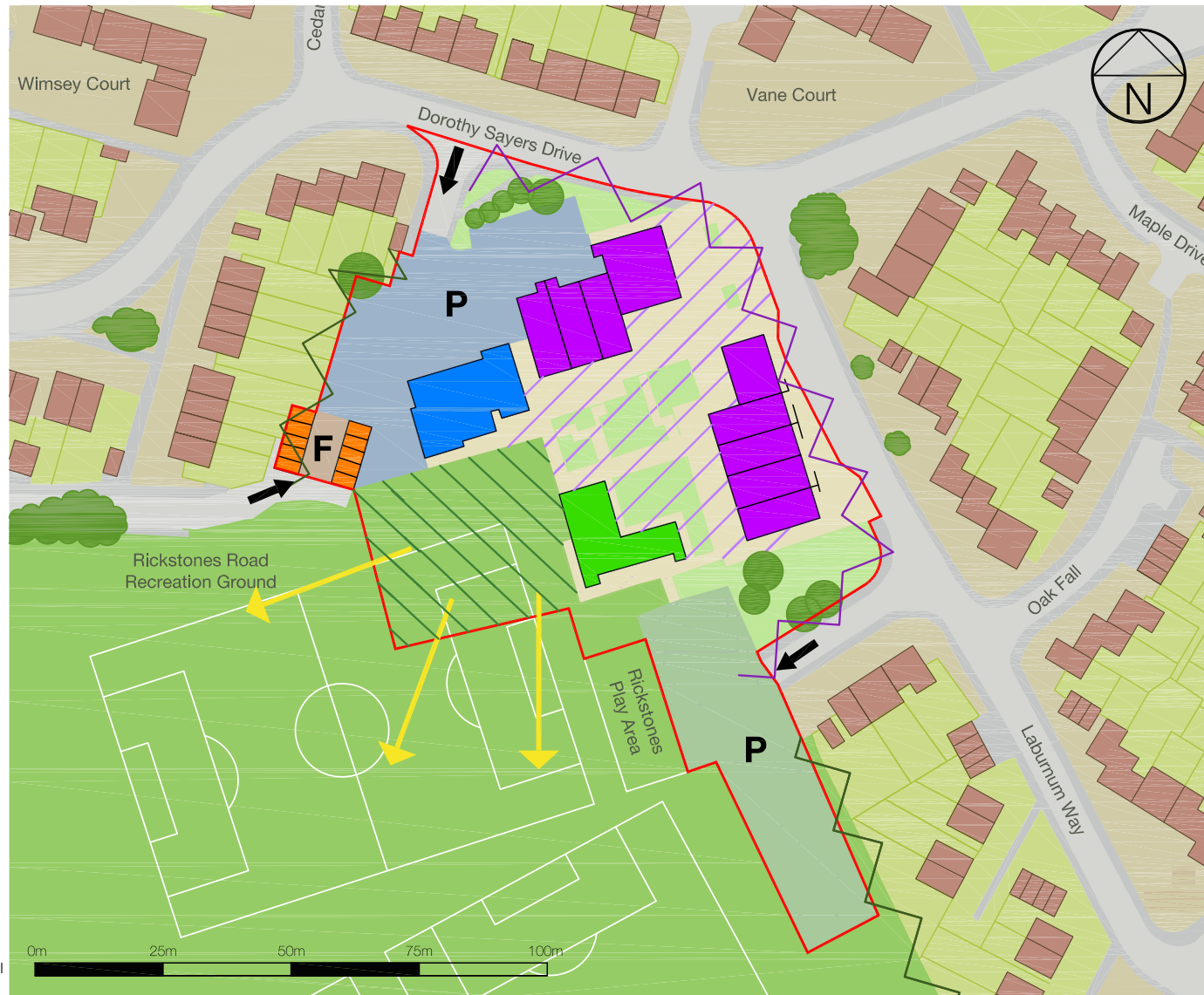


Figure 6 - Opportunities and Constraints Plan

Site Analysis

2.27 The previous section of this Brief looked at the existing uses and conditions of the site at present. In order to fully understand the site and realise its potential, evaluation of its strengths, weaknesses, opportunities and threats must be carried out.

2.28 The broad range of opportunities and constraints of this site are identified on the plan opposite and can be broken down as the following:

Opportunities:

- To regenerate the site and create an improved neighbourhood centre which is a focus for community activity;
- Provide a new Pavilion to replace the existing building;
- Improve on other existing uses and provide new facilities based on the needs of the local community;
- Improve the existing street scene along Dorothy Sayers Drive and Laburnum Way;
- Potential to enhance the elevations of existing buildings;
- Potential to improve or provide new pedestrian spaces;
- Potential to improve or provide new areas of parking;
- Retain existing trees and provide new landscaping;
- Close proximity to Rickstones Recreation Ground and Play Area;
- Site benefits from several existing access points; and
- Improve views and pedestrian access through to the recreation ground.

Constraints:

- Location and orientation of existing buildings and uses could make re-development difficult;
- Low demand has lead to closure of most existing retail units;
- Site divided between several land owners;
- Existing site boundary is irregular in shape;
- Site is adjacent to rear gardens of existing properties;
- Parking areas under used during off-peak times;
- Utilities and services running below the site; and
- Loss of area of recreation ground.

Site Analysis continued

2.29 Over the next few pages, further detailed evaluations are set out to help determine what the potential development options are for each use on the site. Each use is judged as to whether it could be retained and / or enhanced, replaced, removed or merged / combined and given a tick (for yes) or a cross (for no), similar to the example below:

Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
			

2.30 The specific opportunities and constraints of each use have been outlined to help determine what options are possible.

2.31 The points below start by looking at the relating issues outside of the site.

The Surrounding Area

2.32 Opportunities:

- Close proximity to recreation ground and equipped play area
- Close proximity to local schools and nurseries
- 850m from supermarket
- 1km from railway station
- 1.8km from town centre
- Forest Road Hall due to be closed (opportunity to re-locate use)

Constraints:

- Located within poorly designed 70's housing estate
- No bus stops close to the site (a service does serve the estate though)
- 850m from supermarket (competition)

Site Perimeter

2.33 Opportunities:

- Existing access points
- Re-address frontage onto surrounding roads
- Improve views through the site
- View over recreation ground

Constraints:

- Adjacency to rear gardens of existing dwellings
- Site boundary shape is irregular on recreation ground side (however there is potential for rationalisation)

Rickstones Pavilion



Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✗	✓	✗	✓

2.34 Opportunities:

- As a use it has been utilised by the community for various activities
- Large adjacent associated car park

Constraints:

- Internal and external aesthetics unattractive
- Size and flexibility of spaces
- Out-dated facilities
- Safety issues (Little Elm's Pre-School were forced to relocate)

Laburnum Way Car Park

2.35 Opportunities:

- Large area with capacity for around 50 cars
- Spaces not marked (ability to accommodate more cars)
- Surface in good condition
- Enclosed by timber knee-rail fence
- Publicly accessible and utilised for non-pavilion related uses

Constraints:

- Adjacent to existing housing
- Under used during off-peak periods

Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✗	✓



Rickstones Play Area



Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✗	✗

2.36 Opportunities:

- Equipped play area directly adjacent to the site
- Newly refurbished

Constraints:

- Retention (in this location) may become a hindrance to future development
- Re-location may be undesirable bearing in mind recent refurbishment

Rickstones Road Recreation Ground

2.37 Opportunities:

- Area for formal sports in close proximity to the site
- Views over open space from site

Constraints:

- Position of existing sports pitches (although could be re-located)
- Loss of area of recreation ground (although could be given back elsewhere)

Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✗	✗



Laburnum Way and Dorothy Sayers Drive Blocks



Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✓	✓

2.38 Opportunities:

- Flats above all occupied (demonstrating need for this type of dwelling)
- All retail units and flats in one ownership (private)
- All flats are let under an Assured Shorthold Tenancy Agreement (meaning the landlord has a right to repossess the property at the end of the term)
- Adequate parking in close proximity

Constraints:

- Low demand has lead to closure of most retail units
- Condition of buildings is unknown
- Elevations (particularly those facing the roads) are very unsightly
- Orientation of blocks are back to front (shop 'fronts' should address the street)
- Any new development must be viable to the land owner

Pedestrian Square / Public Realm

2.39 Opportunities:

- To retain / enhance space within the site
- Improve the street scene along Laburnum Way and Dorothy Sayers Drive
- Provide a focus on the junction of Laburnum Way and Dorothy Sayers Drive (public art?)

Constraints:

- Has no real function
- No attractive hard / soft landscaping features
- Not maintained
- Space too large to be comfortably enclosed
- Few active frontages provide little activity

Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✗	✓



Dorothy Sayers Drive Car Park



Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✗	✓

2.40 Opportunities:

- Provides parking for nearby flats, shops and the pub
- Surface in adequate condition
- Used as short-cut to recreation ground

Constraints:

- Adjacent to existing housing
- Structures that enclose the car park are an eye-sore

The Little Elms Public House

2.41 Opportunities:

- Well used by local community
- Adequate parking
- Views across recreation ground
- Brewery has put property on the market

Constraints:

- Original building has been bastardised by 20th Century extensions
- Rear elevation (entrance) is particularly unsightly
- Possible opposition to removing the use from the site

Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✗	✓	✓



Garage Blocks



Potential Development Options of the Use			
Retain and / or Enhance?	Replace?	Remove?	Merge / Combine (with other uses)?
✓	✓	✗	✓

2.42 Opportunities:

- Provides parking for residents of Dorothy Sayers Drive (eight garages) and the pub tenant (two garages)
- Dedicated access

Constraints:

- Multiple ownership
- Unsightly and in need of refurbishment
- Concrete bollards (once placed at the northern end) have been knocked down creating through-route

Other Site Features

2.43 Opportunities:

- Retain existing trees
- Retain concrete-cast sculpture

Constraints:

- Services and utilities running through (under) site
- Location of trees on the site

Summary

2.44 The appraisal of the site has identified the following potential development responses:

- The Pavilion building must be replaced and the existing facilities / uses must be re-provided. These facilities / uses can be merged / combined with other uses;
- The Laburnum Way parking allocation must be retained for when the recreation ground is in full use. It could be enhanced or replaced (re-located to another part of the site) if necessary. It could also be used as visitor / unallocated parking.
- The Rickstones Play Ares can be retained or replaced (re-located to another part of the site) if necessary. There is no scope to merge with another use.
- The Recreation Ground will lose a portion of its amenity grass area. The uses that take place will not be greatly affected. There is scope to replace what is taken by proposed development.
- The blocks located on Laburnum Way and Dorothy Sayers Drive can be retained or removed. If retained they could be enhanced or refurbished. If removed, similar uses would need to be re-provided.
- The public realm around the site would need refining and enhancing. At least part of the site would need to be allocated for some kind of community focus such as a pedestrianised square.
- The car park at Dorothy Sayers Drive could be retained or removed, much would depend on the uses provided close to it. If the pub were to be retained or another commercial use proposed nearby then it would need to be retained and enhanced.
- The Little Elms Public House could be retained or removed. If retained, the building and car park would require enhancement. If removed there would be no real desire to replace the use.
- The Garage Blocks will require either enhancement or replacement.

Planning Policy Context

Braintree District Local Plan Review (Adopted July 2005)

3.0 The development site lies within the urban area of Witham. In the fullness of time the Local Plan will be replaced, in whole or in part, by the Local Development Framework and in particular the Core Strategy, which is currently in preparation. In the meantime, the 'saved' policies within the Local Plan will remain in force and those of relevance are set out below:

- RLP3 (Development within Town Development Boundaries and Village Envelopes) - Development within such areas will only be permitted where it satisfies a number of criteria and where it can take place without material detriment to the existing character of the settlement.
- RLP5 (Affordable Housing in New Developments) - In new developments of 15 dwellings or more, or residential sites of 0.5 hectare or more, provision should be made for up to 30% of the total number of dwellings to be in the form of affordable housing.
- RLP7 (Housing and Mixed Use Sites) - Seeks to achieve mixed communities in new residential developments, with a compatible mix of different house types and tenures and other uses, having regard to size, location, suitability and the economics of provision.
- RLP8 (House Types) - BDC will seek the provision of a range of house types and sizes from one development site to another and within individual sites, in order to meet the local needs of the different household types.
- RLP9 (Design and Layout of Housing and Mixed Use Areas) - New residential and mixed-use buildings shall create a visually satisfactory environment and be in character with the site and relate to its surroundings. Site appraisal required for all development sites of 1 hectare or more. High quality landscaping schemes expected as an integral part of all new developments.
- RLP10 (Residential Density) - Developments of 30 to 50 dwellings per hectare, which make more efficient use of land, will be encouraged. Higher densities may be acceptable in well connected locations.
- RLP56 (Vehicle Parking) - Development required to provide off-street vehicle parking in accordance with the Council's Adopted Parking Standards (see SPDs).

- RLP69, 70, 71, 72, 73 & 74 (Surface Water Drainage, Water Efficiency, Water Resources, Ground and Surface Water Protection and Waste Minimisation in Development) - Set out BDC's policies on water and waste issues. Policies include requirements for developers to: use sustainable drainage techniques; reduce the demand for water; ensure there is adequate water supply; ensure sewerage or land drainage systems are available to meet demand; demonstrate how waste materials are to be minimised, re-used, reclaimed/recycled and if necessary, disposed of; incorporate adequate space for storage and collection of recycling of waste.
- RLP77 (Energy Efficiency) - New development proposals to incorporate energy conservation and efficiency measures.
- RLP90 (Layout and Design of Development) - Planning permission will only be granted where they meet a number of criteria on: scale, density, height and massing of buildings; design and materials; impact on the amenity of any nearby residential properties; recognising and reflecting local distinctiveness and conserving local features; environmental sustainability; sustainable modes of transport; safe and secure environments; local biodiversity; lighting proposals.
- RLP91 (Site Appraisal) - A site appraisal shall be submitted for all non - residential buildings exceeding 1,000 square metres (gross), or other forms of developments with a site area of 1 hectare or more. Appraisal to address principles in RLP90.
- RLP92 (Accessibility) - Requires developments to be fully accessible to people whose mobility is impaired.
- RLP93 (Public Realm) - Seeks to ensure that land within the public realm is maintained through either contractual or legal agreements, in order to maintain the attractiveness and security of developments.
- RLP94 (Public Art) - BDC will seek the promotion of works, or building elements, in the form of public art, or local crafts.
- RLP137, 138 (Open Space Standards and Provision) - Sets open space standards and a requirement to make land available for open space in new residential development. Commuted sums are also required to cover maintenance. Further guidance in SPD.
- RLP163 (Infrastructure and Community Facilities) - Developments will be expected to provide improvement to infrastructure and community facilities appropriate to their location, density, scale and nature. Planning agreements will be sought.

Braintree Core Strategy Submission Draft (Published May 2010)

- 3.1 The emerging Core Strategy was the subject of public consultation between May and July 2010. Although further changes may be made prior to Examination in Public (EIP) and ultimately adoption, the Core Strategy is a material consideration to the determination of planning applications. Relevant policies include:
- CS2 (Affordable Housing) - Target 30% affordable for new developments of 15 dwellings or more, or on residential sites of 0.5 hectare or more.
 - CS8 (Natural Environment and Biodiversity) - States that all development should take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity and geo-diversity.
 - CS9 (Built and Historic Environment) - Seeks to promote and secure the highest possible standards of design and layout in all new development.
 - CS10 (Provision for Open Space, Sport and Recreation) - Sets the standard for the provision of parks & gardens, outdoor sport, green spaces and facilities for children/young people.
 - CS11 (Infrastructure, Services & Facilities) - BDC will work with partners and the development industry to ensure that future needs are met. Provision to be funded by the relevant delivery body and/or planning obligations/legal agreements/CIL. Specific projects are referred to in Table 2 of the Core Strategy.

Supplementary Planning Documents

- 3.2
- **Braintree Affordable Housing SPD (Published May 2006)** - This provides further guidance on affordable housing provision and how to apply existing policies, including an expectation for an 80:20 (social rent to shared ownership) split in affordable housing provision.
 - **Braintree Open Space SPD (Adopted November 2009)** - This provides further guidance on open space provision and typologies, including space requirements per inhabitant and likely planning contributions (both in lieu of provision and for maintenance purposes).
 - **Essex Parking Standards: Design and Good Practice (Published September 2009, Adopted by BDC November 2009)** - This sets a minimum requirement of 1 resident space per one-bed dwelling and 2 resident spaces per two-bed+ dwelling, plus 1 visitor space for every four dwellings. Secure covered cycle parking is also to be provided at 1 space per dwelling, plus 1 visitor space per eight dwellings. Other standards apply to non-residential uses. Minimum bay sizes are also specified.
 - **Essex Developers' Guide to Infrastructure Contributions (Published May 2008, Update Published for Consultation February 2010)** - This guide acknowledges the legal and policy context for obtaining infrastructure contributions and identifies the need to improve infrastructure and services in the County. Formulae and standard charges are used to detail the level of contribution expected for various service areas, including (but not limited to): early years & childcare; primary, secondary and sixth form provision; library services; adult learning; historic archives; adult social care, and; waste management.

Summary

- 3.3 The foregoing planning policy has influenced the evolution of the Development Brief Proposals. Any planning applications for the redevelopment of the Rickstone's Neighbourhood Centre will be required to comply with the relevant Development Plan policies and other material planning considerations identified above. However, as the Council's LDF process develops, further material planning guidance will emerge and will become significant to the determination of a planning application.

Key Objectives

- 4.0 The following key objectives of the Brief have been identified by Braintree District Council:

- to enable redevelopment of the neighbourhood centre;
- enable investment and improvement of the public realm and introduce new and improved community uses; and
- enable the provision of a new pavilion.

- 4.1 In order to facilitate the delivery of the key objectives, all development options have been informed by the following:

- urban design development principles;
- financial viability and commercial appraisal;
- discussions with key landowners, stakeholders and Braintree District Council; and
- community workshop and consultation.

Key Development Components

- 4.2 The preliminary evidence gathering stages of the Brief process identified the following as critical to unlocking the redevelopment potential of the site:
- a need to optimise the residential development potential of the site. Residential development will realise the most significant land value and increase the commercial feasibility of the redevelopment proposals. A mixture of housing and flats would be required to obtain an appropriate land value and market appeal.
 - a need to rationalise existing retail floorspace. There are a number of empty retail units. The site is close to the Witham High Street where the towns retailing offer is highly competitive. This location cannot therefore maintain the current level of retail provision. It would therefore be appropriate to re-focus the sites retail floorspace offer.

- provision of a small food retailing anchor store would encourage further investment and use of the site. Other examples of out of town neighbourhood centres fair well where a anchor store is present.
- a new pavilion building is desirable, but would require a dual community use to be commercial viable. There are significant costs associated with the redevelopment and long term maintenance of a new pavilion. There will therefore be a requirement for a dual use facility i.e. a club bar or nursery.
- it will not be commercially feasible to provide a new public house. There is therefore a requirement to retain the existing public house or remove it completely.
- a small amount of recreational land within the Brief site area will be required for development in order to optimise land values necessary to improve the commercial feasibility of redevelopment.
- any new retail or commercial development will require more visible road frontage to be more commercially attractive to operators and visible to the local community.
- office space or other more traditional employment uses would not be commercially feasible or appropriate in this location.

Development Principles

4.3 Pursuant to the key objectives and components identified above the following design principles were established:

- perimeter blocks with buildings facing out onto Dorothy Sayers Drive and Laburnum Way;
- no exposed backs;
- secluded and separate private space;
- legible layout with clear routes and interesting spaces in the public areas;
- views in and out of the site, providing a secure public realm;
- a mixture of parking forms, parking square, but predominantly hidden. Cycle storage for every dwelling that doesn't have on-plot garage or garden;
- buildings turning corners and enclosing spaces;
- 2-3 storey buildings;
- roads/access following buildings not vice versa;
- building scale, form and materials to draw influence from the surrounding character;
- landscaped pedestrian square encouraging activity;
- new tree planting;
- flexible parking requirements due to mixed use location and general sustainability of the site; and
- flexible private amenity space standards due to proximity of useable public open space.

Preliminary Development Options

4.4 Having completed the preliminary evidence gathering stages and identified key development and design principles, as set out above, it was necessary at the next stage of the brief process to produce redevelopment options for the brief site area.

4.5 These initial options were primarily urban design led in the first instance in order to optimise the development potential of the site and meet the key objectives of the brief (paragraph 4.0) i.e. to improve the public realm and encourage the introduction of new uses.

4.6 This process involved identifying buildings and spaces suitable for retention and opportunities for providing new buildings and spaces in accordance with the design principles set out in paragraph 4.3.

4.7 Following the above, four initial options were identified and are illustrated in Figures 13-16 contained within Appendix 1.

4.8 These options are summarised as follows:

- Option A – Minimum development with enhancement to existing buildings (Figure 13);
- Option B – Redevelopment with Pub and Garages (Figure 14);
- Option C – Complete Redevelopment (Figure 15); and
- Option D – Complete Development with rationalised site boundary (Figure 16).

4.9 Prior to selection of these for options a number of possible uses were considered as potential for the site as follows:

- B1 Offices and other traditional employment uses;
- A3 restaurants and cafes;
- A1 shops;
- Doctors, Dentist, and other community uses; and
- Full residential redevelopment.

4.10 A number of these options were considered and discounted for commercial reasons if it was not commercially realistic or viable in this location or suitable based on other wider community needs.

4.11 Options A-D were subsequently scrutinised through Public Consultation with the local community and financial appraisal, the results of which are considered in the following sections.

Community Consultation

- 5.0 The preliminary Brief options A-D were subsequently subject to community consultation. An exhibition was held at Rickstones Pavilion, Witham on Thursday 16th July 2010 to inform the local community that Braintree District Council had commissioned the preparation of a Development Brief for the Rickstones Neighbourhood Centre. The local community were introduced to the initial development options (Figures 13-16) and given the opportunity to comment on the existing site and the possible options for redevelopment.
- 5.1 A detailed Statement of Community Involvement has been prepared explaining the process and how the comments received at the exhibition have influenced the preparation of the final Development Brief.
- 5.2 A summary of the key comments made by the local community are as follows:
- broad support for redevelopment of the site to deliver the Briefs key objectives;
 - identification of a need to improve the appearance and use of the neighbourhood centre;
 - preference to retain the local pharmacy and food store;
 - a variety of other community and retail uses were welcomed;
 - desire for replacement of Rickstones Pavilion with a multi purpose modern pavilion;
 - mixed views about retention or otherwise of the Little Elms Public House;
 - a need to retain existing levels of parking provision; and
 - mixed views about the need for additional housing.



Figure 7 - Photo's from Exhibition

Financial Appraisal of Preliminary Development Options A-D

- 6.0 Fenn Wright, Chartered Surveyors and Property consultants undertook viability testing of the identified development options (Figures 13-16) following the community consultation process. Financial Appraisal was undertaken following a series of studies and started from a financial assessment of the existing uses and buildings on site and then working through the various alternative options (Figures 13-16) to establish which scheme provides the most viable financial option.
- 6.1 A financial appraisal report explaining the process and the results of feasibility testing is available on request.
- 6.2 It is important to note that viability is just one aspect to be taken into account in any site assessment and therefore the financial appraisal findings will need to be balanced against planning and community interests before arriving at the final Brief options. However, viability is likely to be material to the deliverability of the Brief and therefore warrants careful investigation.
- 6.3 Unless the proposed Brief delivers a scheme with a similar value to that of the existing Neighbourhood Centre no landowner will be prepared to entertain a comprehensive redevelopment of the site. Only a comprehensive development can deliver the longer term key objectives of the Brief, such as improved public realm and community use sought by the Council and the local community, and therefore for any of the Brief options to be commercially deliverable it must at the minimum deliver a similar residual site value to the existing site.
- 6.4 The detailed financial appraisal report provided at Appendix 2 illustrates that with the exception of Option A (Figure 13), the initial development options identified in Figures 13-16 would produce a lesser residual site value than the existing and as such would not be commercially viable or deliverable. In an attempt to increase the schemes residual values a reduction of affordable housing provision and other planning obligations in this scheme has been accounted for however this has not changed the results. Increasing the amount of residential accommodation in the scheme would inject further development but this would be at the cost of failing to meet other planning standards such as parking and amenity space requirements. Therefore there is an optimum level of development that can be achieved on site before viability comes at the cost of other planning standards.
- 6.5 Conversely whilst Option A may produce a similar residual site value to the existing, and therefore be commercially attractive, it would not change the status quo neither would it deliver the key objectives of this Brief (paragraph 4.0). It was therefore considered necessary to re-examine the potential development options for the site to both achieve the key objectives of the Brief and a commercially viable proposal i.e. produce a similar residual site value.

Re-appraised Key Development Components

- 7.0 In light of the forgoing results of community consultation and financial appraisal it was deemed that none of the preliminary options were capable of achieving the key objectives of the Brief because:
- the scheme would not be commercially viable or deliverable; and
 - the single option that would be commercially viable would not result in any significant improvements of the public realm.
- 7.1 Therefore a review of the preliminary 'key development components' identified at the preliminary evidence gathering stage (paragraph 4.2) was subsequently undertaken. The lessons learned from the preliminary options were incorporated into an additional list of key development principles which are summarised as follows:

- a need to further optimise residential development potential of the site. Flats will realise the most significant land value due to higher density development and increase the commercial feasibility of the redevelopment proposals.
- a need to optimise the retention of existing buildings on site for re-use and conversion to residential use. This would provide a cost effective commercial solution to the Brief which adds value compared to the alternative of demolition and rebuild. The local community was especially keen to see that any buildings retained were improved as they are currently run down and in need of improvement.
- locate all mixed use and retail uses to the north of the site. These should be more visible from the road frontage along Dorothy Sayers Drive for commercial reasons and in the interest of good urban design.
- Pharmacy use to be retained in the new retail uses at the site. The local community was very keen to see retention of the local pharmacy due to its important services to the local community.
- a need to find a dual use for any new pavilion on site. An additional community use would make the proposal more commercially viable as there are significant costs associated with the redevelopment and long term maintenance of a new pavilion. Further the local community wished to see a multi-purpose pavilion as there are many community groups in the area looking for a facility.
- a desire to retain the car parking area along Dorothy Sayers Drive for any mixed use, retail proposals and public house. This would be more attractive to retail operators and their users. Further local residents are keen to ensure sufficient parking is available to avoid unnecessary on-street parking.

Development Options

- 7.2 The foregoing stages resulted in the need to produce alternative development options for the Brief site area. Three further options were identified and are illustrated in Figures 8-10. These additional options seek to increase the development value of the site and meet the key urban design and public realm objectives of this Brief. These are as follows:
- Option 1 - Redevelopment with Pub, Garages and Laburnam Way Block retained (Figure 8);
 - Option 2 - Redevelopment with Pub and Garages Only Retained (Figure 9); and
 - Option 3 - Redevelopment with Garages Only Retained (Figure 10).
- 7.3 Note - the options have been designed and evaluated taking into consideration the following standards (where financial appraisal has demonstrated a need for higher density development, a flexible approach to these standards has been taken):
- Parking standards – EPOA September 2009
 - Affordable housing threshold of 15 units after which 30% of units should be provided as affordable housing
 - Private garden sizes based on Essex Design Guide standards

Option 1 – Redevelopment with pub, garages and Laburnum Way block retained

7.4 Retain:

- Little Elms Public House
- Garage Blocks

7.5 Refurbish:

- Block on Laburnum Way. 5 x two bed flats (retail units converted on ground floor) and 4 x two bed flats (retained on first floor).

7.6 Enhance:

- Elevations of retained buildings
- Car parking areas

7.7 New:

- Pavilion – 250m² footprint. Multi-use building with potential to accommodate changing facilities, meeting area, café / bar use, and space for a nursery (with suitable facilities, private outdoor space, meeting area can double up as their activity area).
- Residential development (2 x two bed houses, 17 x two bed flats and 4 x one bed flats). 23 units in total (over affordable housing threshold – 16 private and 7 affordable) with associated car parking.
- Foodstore – 300m² footprint (2,750ft² net sales) with associated service area
- Ground floor retail units – 200m² footprint (1,500ft² net sales. New retail units to retain existing pharmacy).
- Private service, delivery and parking area for the pub
- Public open space



Figure 8 - Option 1

Option 2 – Redevelopment with pub and garages retained

7.8 Retain:

- Little Elms Public House
- Garage Blocks

7.9 Enhance:

- Elevations of retained buildings
- Car parking areas

7.10 New:

- Pavilion – 250m² footprint. Multi-use building with potential to accommodate changing facilities, meeting area, café / bar use, and space for a nursery (with suitable facilities, private outdoor space, meeting area can double up as their activity area).
- Residential development (4 x three bed houses, 10 x two bed houses and 4 x one bed flats). 18 units in total (over affordable housing threshold – 13 private and 5 affordable) with associated car parking. Note - in some instances garden sizes and parking allocation have been reduced for viability purposes.
- Foodstore – 300m² footprint (2,750ft² net sales) with associated service area
- Ground floor retail units – 200m² footprint (1,500ft² net sales. New retail units to retain existing pharmacy).
- Private service, delivery and parking area for the pub
- Public open space

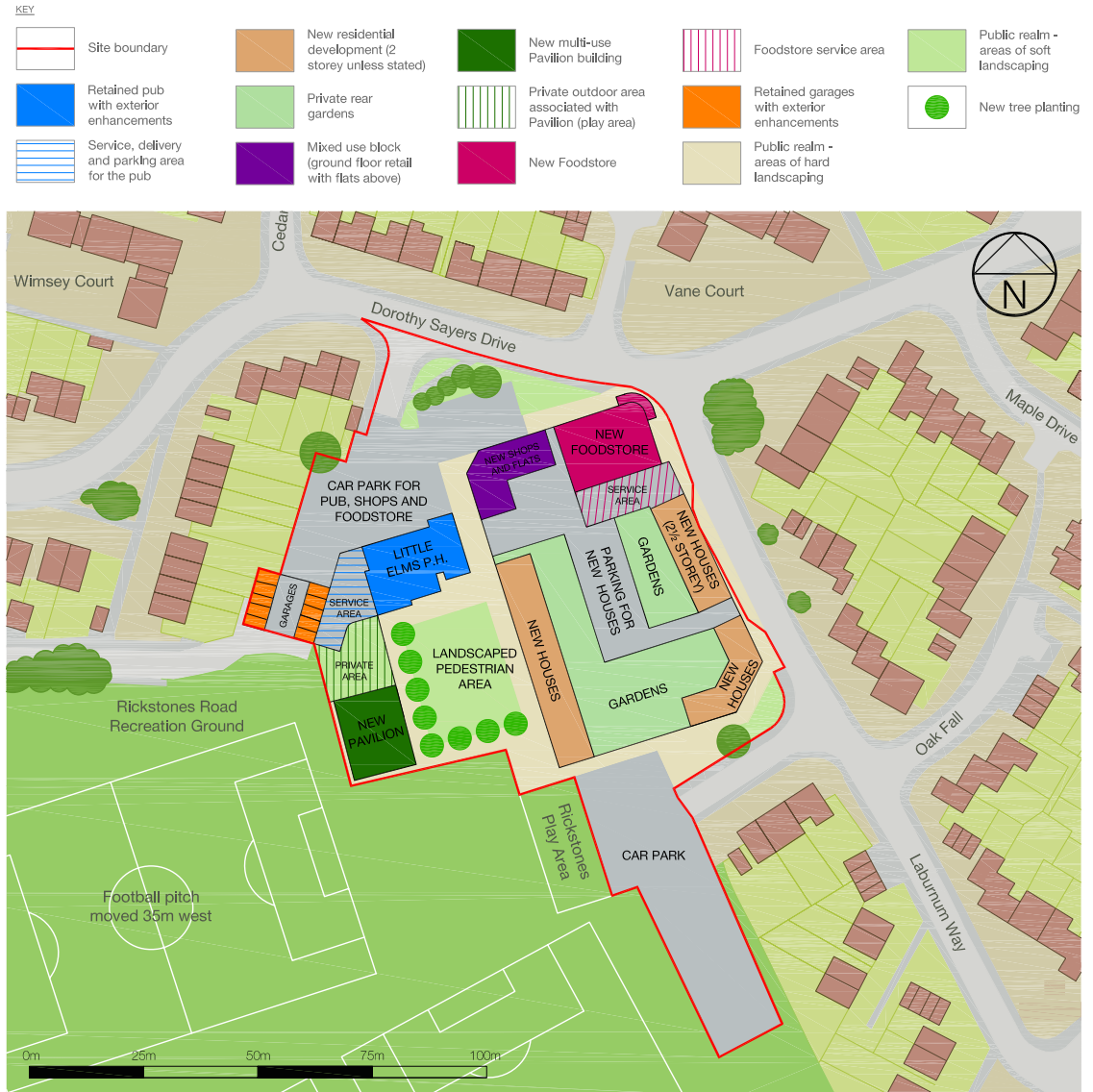


Figure 9 - Option 2

Option 3 – Redevelopment with garages retained

7.11 Retain:

- Garage Blocks

7.12 Enhance:

- Elevations of retained buildings
- Car parking areas

7.13 New:

- Pavilion – 250m² footprint. Multi-use building with potential to accommodate changing facilities, meeting area, café / bar use, and space for a nursery (with suitable facilities, private outdoor space, meeting area can double up as their activity area).
- Residential development (2 x three bed houses, 5 x two bed houses, 16 x two bed flats and 4 x one bed flats). 27 units in total (over affordable housing threshold – 19 private and 8 affordable) with associated car parking.
- Foodstore – 300m² footprint (2,750ft² net sales) with associated service area
- Ground floor retail units – 200m² footprint (1,500ft² net sales)
- Public open space

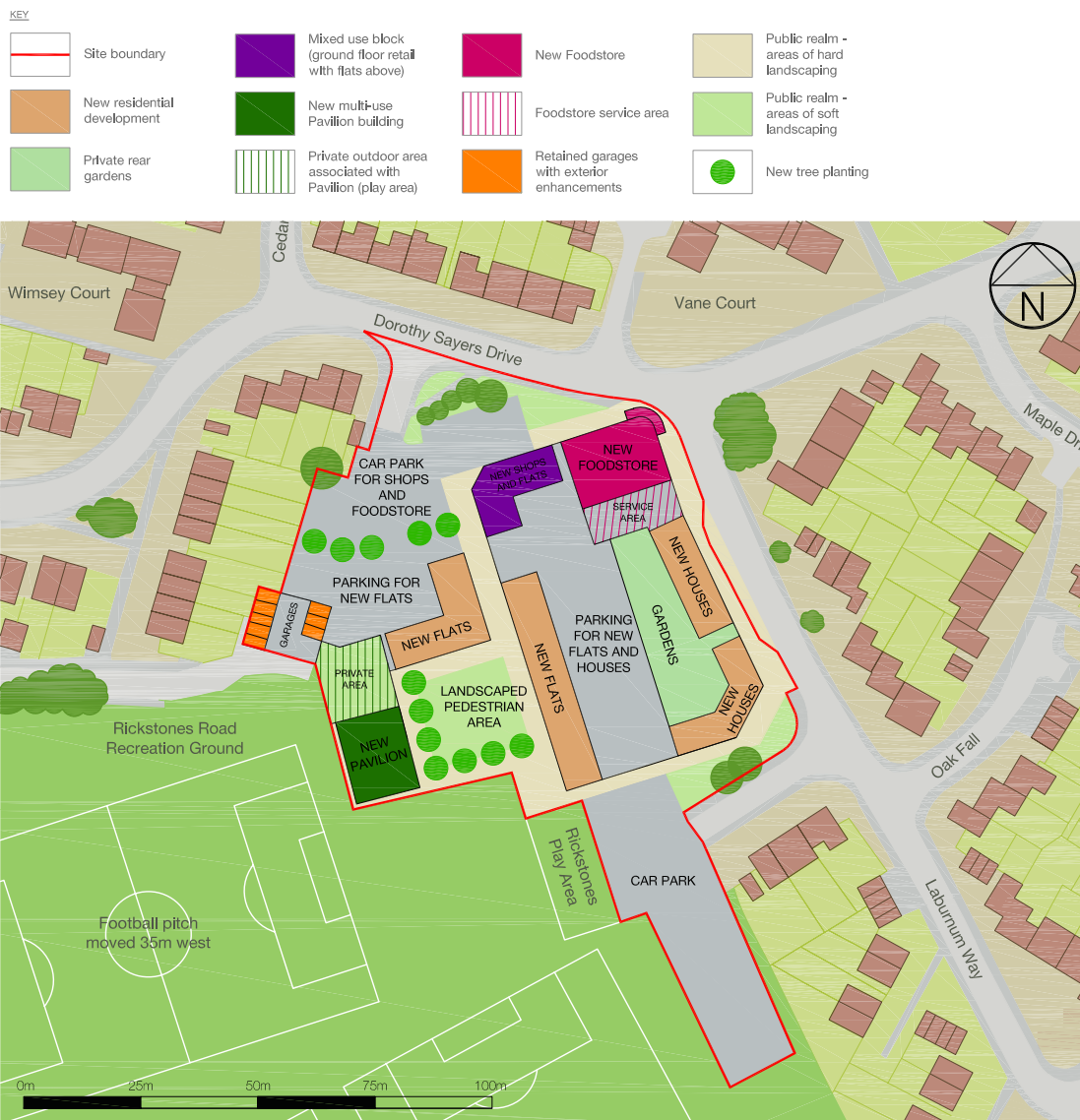


Figure 10 - Option 3

Financial Appraisal of Development Options

8.0 The development options have been informed by further financial appraisal and viability testing. The financial appraisal report explaining the results of feasibility testing is available on request.

8.1 Again, for a development to be considered financial viable a redevelopment of the site must produce a similar value to that of the existing Neighbourhood Centre. In this case the financial appraisal illustrates as follows:

- **Option 1 - Redevelopment with Pub, Garages and Laburnam Way Block retained (Figure 8):** this scheme produces a residual site value significantly below that of the existing Neighbourhood Centre because there is an optimum quantum of development on this site as explained in paragraph 6.4. There are two alternative ways of addressing the viability of these options which are as follows:

- 1) Removing the total affordable housing requirement. This will increase the residual site value to a figure which is within range of the existing site value; or
- 2) Reducing the cost of contributions towards the replacement Pavilion and pass this facility over to private ownership which would secure the viability of this scheme.

This option would therefore be considered viable provided affordable housing is significantly reduced or the new Pavilion building is transferred into private ownership. The latter will generate a building with value to any potential developer and improve the financial viability of the scheme (refer to key objectives paragraph 4.0).

- **Option 2 - Redevelopment with Pub and Garages Only Retained (Figure 9):** financial appraisal illustrates that this scheme produces a residual site value which would not be commercially viable as it stands but could be made viable by removing the cost of the replacement Pavilion. An alternative approach would be to transfer the ownership of the Pavilion to the developer as part of the planning contributions package. This option produces a similar site value to that of the 'no pavilion' model.

Financial appraisal therefore concludes that having regard to the costs and benefits of a pure housing scheme with no affordable requirement this scheme is viable even though it does not produce a residual site value equal to that of the existing scheme or that of Option 2.

Therefore, it is concluded that this scheme may be commercially viable without a full compliment of affordable housing provision or transfer of the Pavilion. The scheme may also be able to meet the Council's standard planning contributions and/or make an increased contribution towards the cost of the new Pavilion.

- **Option 3 - Redevelopment with Garages Only Retained (Figure 10):** this scheme produces a residual site value significantly below that of the existing Neighbourhood Centre. Even with removal of affordable housing provision and a value generated from the transfer of the Pavilion, the scheme produces a residual site value significantly below that of the existing Neighbourhood Centre.

Therefore the option would produce a lesser residual site value than the existing and as such would not be commercially viable or deliverable.

Summary

- 8.2 At the preliminary stages of the Brief process several options were considered but found not to meet the Briefs key objectives or able to deliver viable development. These proposals would not therefore have any commercial reality and it was therefore necessary to consider alternative proposals. Further options have been produced and subject to financial appraisal. This process has therefore concluded that Option 1 and Option 2 (Figures 8 and 9) are capable of delivering the key objectives of this Development Brief whilst remaining commercially viable and attractive. However, at this stage viability is subject to a decision being made by the Council on two key factors. The scheme will work if there is either a significant reduction in affordable housing and other planning obligation provision or a transfer in the value generated by the Pavilion to the developer of this scheme.

Preferred Development Options

9.0 This Development Brief has been prepared with the aim of achieving the following key objectives:

- enable redevelopment of the existing neighbourhood centre;
- enable investment and improvement of the public realm and introduce new and improved community uses; and
- enable the provision of a new pavilion.

9.1 The Brief options identified in previous sections have been subject to and informed by the following:

- urban design development principles;
- financial viability and commercial appraisal;
- discussions with key landowners, stakeholders and Braintree District Council; and
- community workshop and consultation.

9.2 This evidence base has concluded that at this stage there are two options identified which are capable of meeting the Development Brief's key objectives whilst delivering a viable development. Both options are illustrated in Figures 8 and 9 and are as follows:

- Option 1 - Redevelopment with Pub, Garages and Laburnam Way Block retained; and
- Option 2 - Redevelopment with Pub and Garages Only Retained.

9.3 Braintree District Council will seek to enable redevelopment proposals for the Rickstones Neighbourhood Centre which follow the broad development principles identified in Figures 8 and 9 and the key development components identified in paragraph 7.1.

9.4 It is important to recognise that at the time of document production the financial appraisal has demonstrated that the anticipated mixed use nature of the scheme, existing freehold/leasehold interests at the site and modest property prices in Witham generally, means that overall development values are likely to be marginal. With this in mind, some degree of flexibility will be required to strike a balance between achieving an appropriate scheme in design terms and delivering a financially viable proposal.

9.5 Financial appraisal has identified two possible ways of improving the values produced through the redevelopment of the site. These include as follows:

- 1) Flexibility in the provision of affordable housing and other planning contributions in recognition of the wider community gain from the proposal; or
- 2) Transfer of the value generated by the new Pavilion into private ownership by the developer.

9.6 Planning gain is considered further within Section 10 Planning Obligations.

Architecture

9.7 The foregoing guidance sets a clear framework for new development. In designing the buildings themselves, however there is scope for architectural innovation. The Council will expect excellent architecture to realise the potential of the site, create character and provide first class residential and community uses. The Council is open to choice of materials. It will encourage modern methods of construction in well designed modern buildings. Use of inferior materials and systems that mimic dull suburban detailing will not be supported.



9.8 On the following pages are a selection of sketch visuals and massing models which have been produced to illustrate the key development principles of the preferred options.

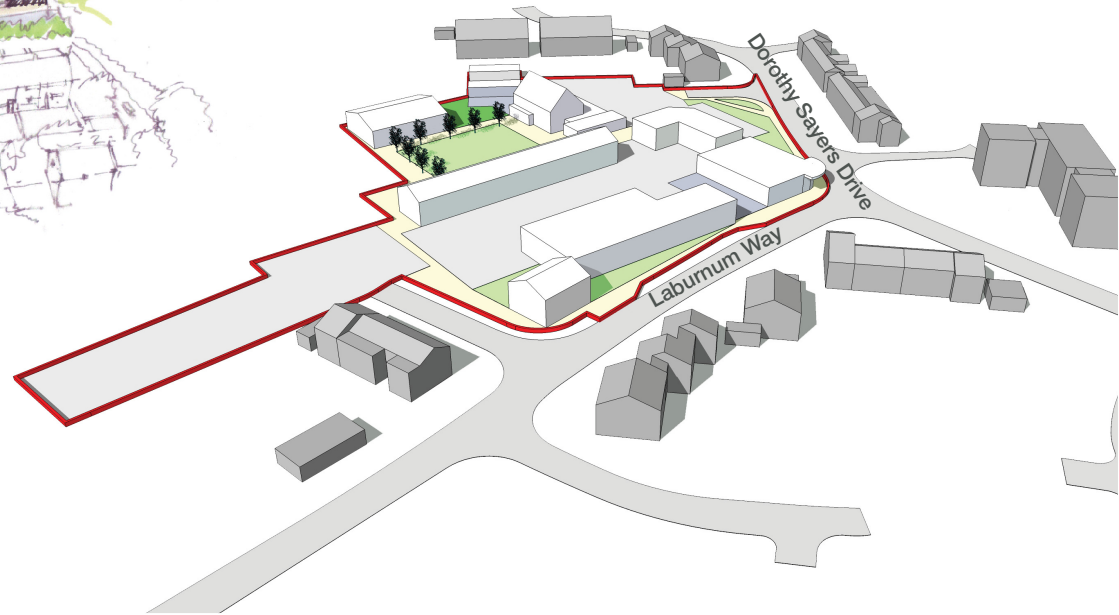


Figure 11 - Option 1 Visuals

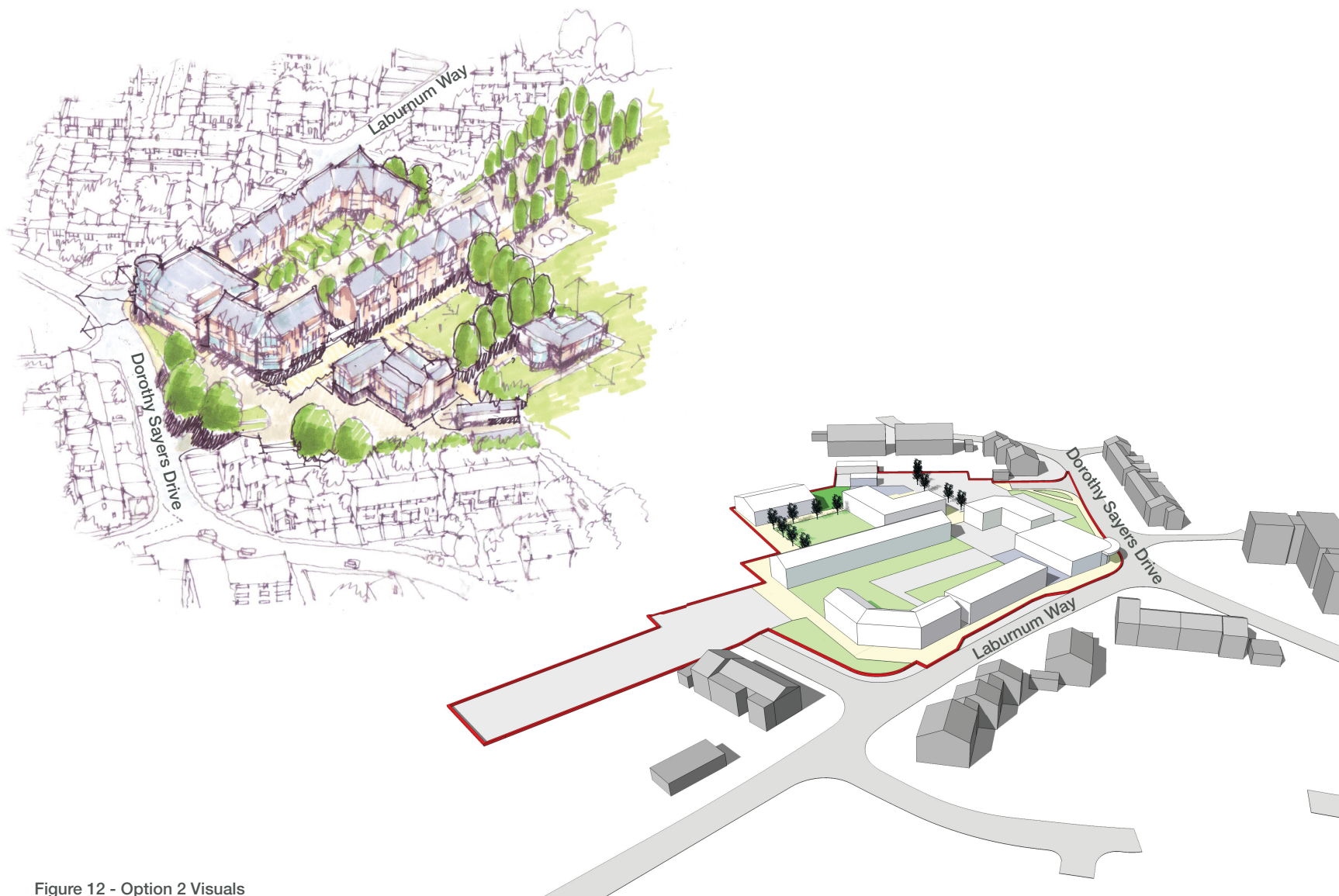


Figure 12 - Option 2 Visuals

Planning Obligations

- 10.0 Depending on the final nature of the scheme, there may be a need to enter into a planning obligation with Braintree District Council (BDC), Essex County Council (ECC) and where relevant, other statutory bodies.
- 10.1 Any such planning obligation will be prepared with regard to the Braintree Local Plan [Policies RLP5, RLP137/8 & RLP163], the Braintree Affordable Housing and Open Space SPDs, the Braintree Core Strategy DPD [Policies CS2, CS10, CS11 & Table 2] and the Essex Developers Guide to Infrastructure Contributions [Part 3]. Section X of this Development Brief considers the planning policy context in greater detail.
- 10.2 Where a planning obligation is sought, the heads of terms are likely to comprise a commitment to:
- 10.3 (a) Subject to a threshold of 15 dwellings, deliver 30% affordable housing on site or make a financial contribution in lieu of provision. Where delivered on site, provide an 80:20 split of social rent to shared ownership, unless otherwise agreed with BDC.
- 10.4 (b) Provide on site open space (16-18 sq m for outdoor sport, 6-8 sq m for children's play space and 2.3 sq m for allotments; per additional inhabitant) or make a financial contribution in lieu of provision (circa £785.32 - 1 bed, £1,112.55 - 2 bed, £1,570.63 - 3 bed, £2,290.51 - 4+ bed; per additional dwelling). Furthermore, make a financial contribution towards the ongoing maintenance of open space (circa £455.76 - 1 bed, £645.66 - 2 bed, £911.52 - 3 bed, £1,329.30 - 4+ bed; per additional dwelling).
- 10.5 (c) If relevant, enter into an obligation with ECC (as highway authority) for the undertaking necessary highway works in respect of new or revised access onto Dorothy Sayers Drive and/or Laburnum Way.
- 10.6 (d) Where necessary to mitigate the impact of the development, make financial contributions towards off-site highway, footpath, cycleway and bridleway works/improvements. This may include contributions towards the Witham Station footbridge and the Cypress Road / Braintree Road double mini-roundabout (costs unknown at this stage).
- 10.7 (e) Where over 1,000 sq m of floorspace is proposed for retail and leisure uses, formulate and implement a travel plan.
- 10.8 (f) Subject to a threshold of 10 dwellings, make a financial contribution towards early years and childcare provision (circa £13,698 per place). Each flat and house is expected to generate a need for 0.045 and 0.09 places, respectively.
- 10.9 (g) Subject to a threshold of 10 dwellings, make a financial contribution towards primary and secondary school and sixth form provision (circa £11,361 per primary, £17,217 per secondary and £18,436 per sixth form place). For primary, each flat and house is expected to generate a need for 0.15 and 0.3 places, respectively. For secondary, these figures are 0.1 (flat) and 0.2 (house) places. Each house will generate a need for 0.04 sixth form places.
- 10.10 (h) Make financial contributions towards:
- (i) Library services (circa £298.85 per dwelling);
 - (ii) Adult learning facilities (circa £105.94 per dwelling);
 - (iii) Historic archives (circa £52.80 per dwelling);
 - (iv) Adult social care (circa £241.00 per dwelling); and
 - (v) Waste management (circa £305.00 per dwelling).
- 10.11 However, it is important to recognise that the anticipated mixed use nature of the scheme, existing freehold/leasehold interests at the site and modest property prices in Witham generally, means that overall development values are likely to be marginal. With this in mind, some degree of flexibility will be required to strike a balance between achieving an appropriate scheme in design terms and delivering a financially viable proposal.
- 10.12 Where financial viability is a demonstrable constraint, BDC may need to depart from policy and adopt a pragmatic approach to level of affordable housing and/or financial contributions being sought from the scheme.

Planning Application Supporting Information

11.0 This Development Brief seeks to establish the principle and parameters for regeneration and redevelopment at the site. Therefore, whilst an applicant will be able to pursue an outline or full planning application, it is envisaged that the latter is more likely.

11.1 In addition to the national requirements (i.e. application forms, fee, location & block plans, floor/roof plans and elevations), BDC's local requirements expect a full planning application to be accompanied by:

- streetscene drawings;
- site survey;
- Design & Access Statement;
- Planning Statement (inc. Statement of Community Involvement);
- Landscape & Open Space Assessment;
- Structural Survey;
- Ecological Survey;
- Tree Survey;
- Transport Assessment;
- Flood Risk Assessment;
- Lighting Assessment;
- Sustainable Design & Construction Checklist;
- Viability Appraisal (if relevant); and
- Draft Heads of Terms (where required).

Option A – Minimum development with enhancement to existing buildings

Retain:

- Both flat / retail blocks on Dorothy Sayers Drive and Laburnum Way
- Little Elms Public House
- Garage Blocks

Enhance:

- Elevations of retained buildings
- Pedestrian spaces
- Car parking areas

New:

- Pavilion (single storey, footprint and facilities as per existing)
- Residential block (6 x two bed flats and 6 x one bed flats). 12 units in total (under affordable housing threshold) with associated car parking.
- Private service, delivery and parking area for the pub

Notes:

- Parking standards – EPOA September 2009
- Affordable housing threshold of 15 units after which 30% of units should be provided as affordable housing
- Private garden sizes based on Essex Design Guide standards

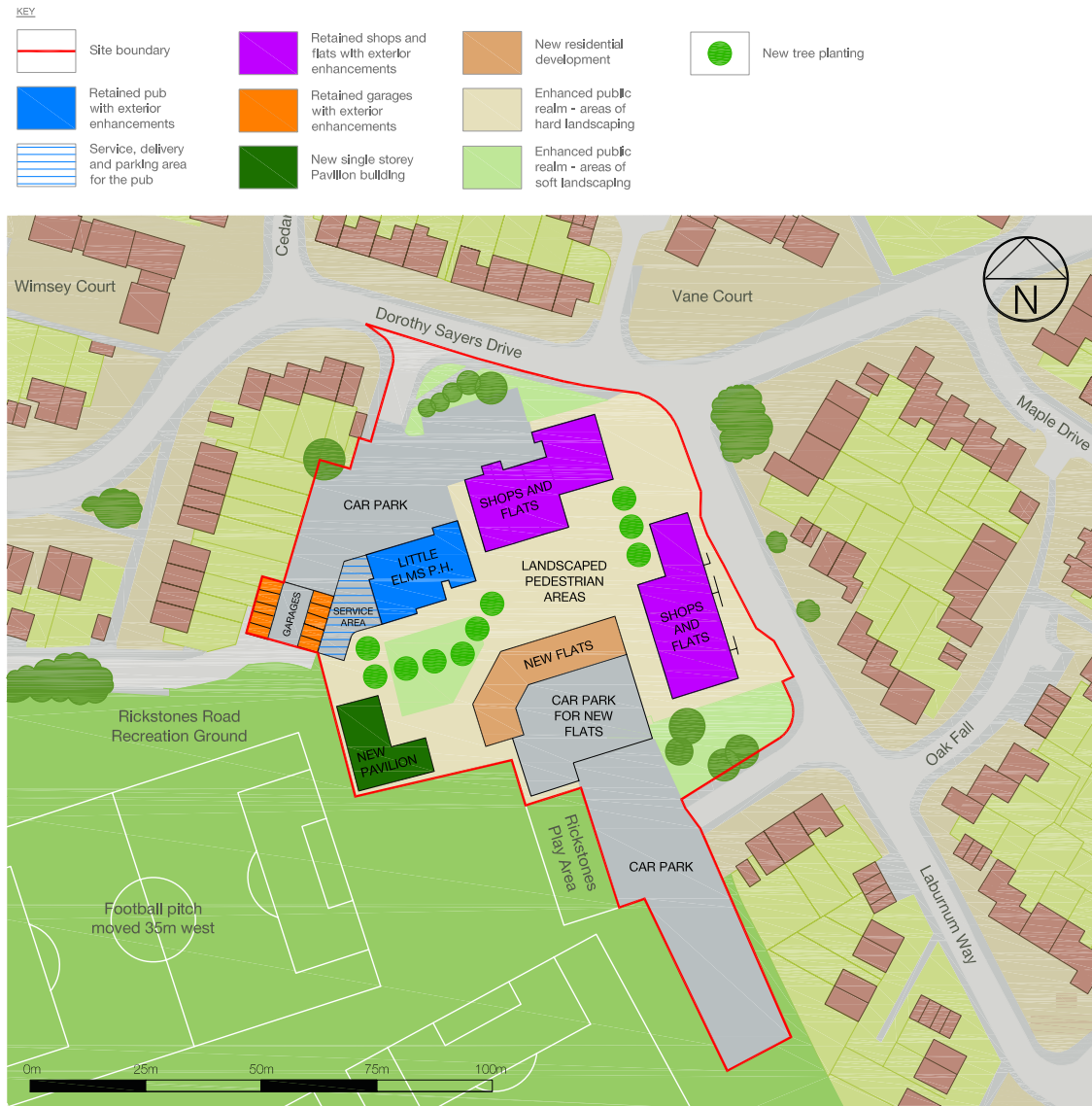


Figure 13 - Option A

Option B – Redevelopment with pub and garages retained

Retain:

- Little Elms Public House
- Garage Blocks

Enhance:

- Elevations of retained buildings
- Car parking areas

New:

- Residential development (3 x three bed houses, 5 x two bed houses, 4 x two bed flats and 4 x one bed flats). 16 units in total (over affordable housing threshold – 11 private and 5 affordable) with associated car parking.
- Pavilion – 250m² footprint. Multi-use, two storey building with potential to accommodate changing facilities, meeting area, café / bar use, and space for a nursery (with suitable facilities, private outdoor space, meeting area can double up as their activity area).
- Foodstore – 300m² footprint with associated service area
- Ground floor retail units – 200m² footprint
- Private service, delivery and parking area for the pub
- Public open space

Notes:

- Parking standards – EPOA September 2009
- Affordable housing threshold of 15 units after which 30% of units should be provided as affordable housing
- Private garden sizes based on Essex Design Guide standards

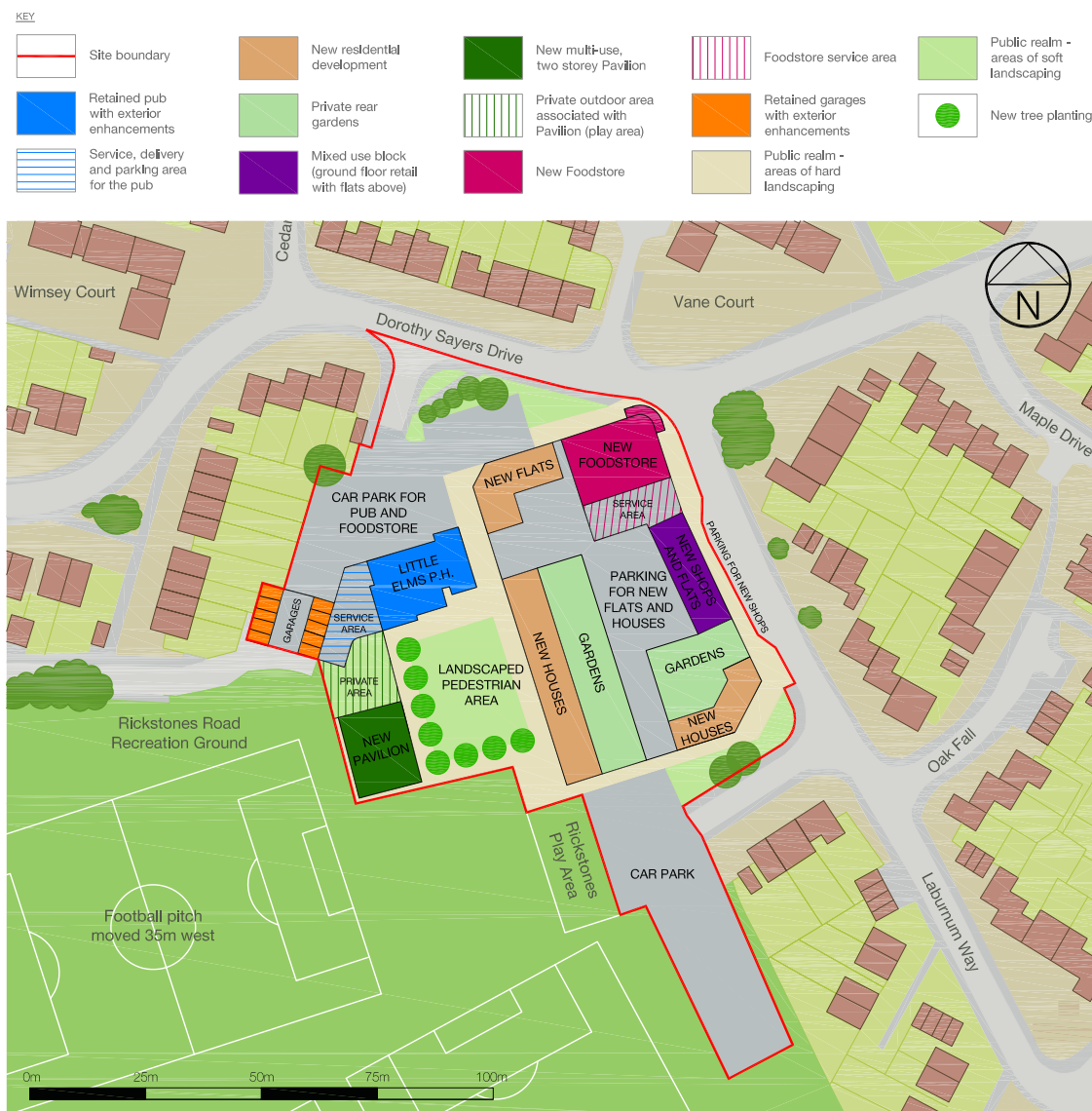


Figure 14 - Option B

Option C – Complete Redevelopment

Enhance:

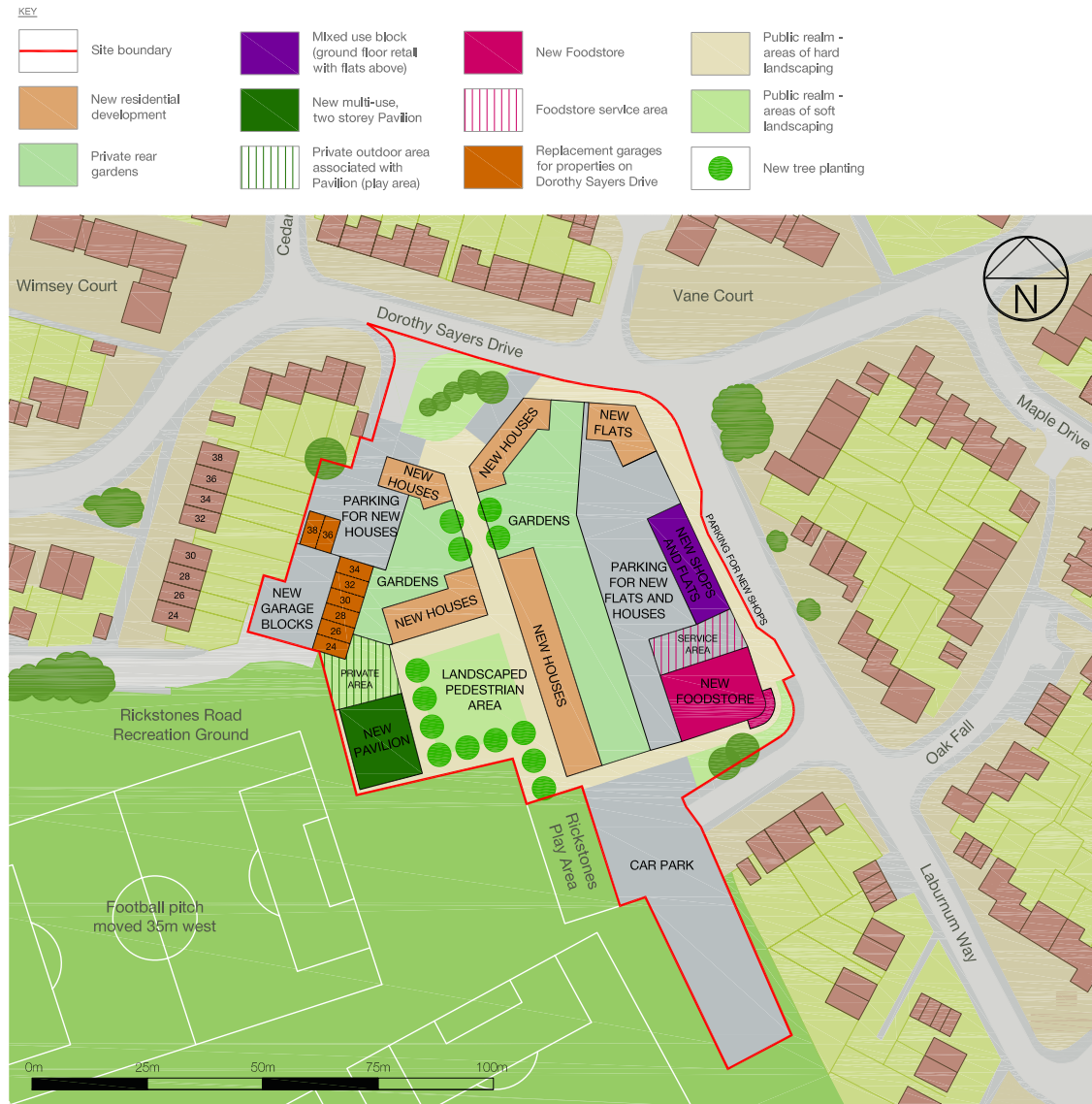
- Car parking area

New:

- Residential development (6 x three bed houses, 7 x two bed houses, 4 x two bed flats and 4 x one bed flats). 21 units in total (over affordable housing threshold – 15 private and 6 affordable) with associated car parking.
- Pavilion – 250m² footprint. Multi-use, two storey building with potential to accommodate changing facilities, meeting area, café / bar use, and space for a nursery (with suitable facilities, private outdoor space, meeting area can double up as their activity area).
- Foodstore – 300m² footprint with associated service area
- Ground floor retail units – 200m² footprint
- Replacement garages for No.'s 24-38 Dorothy Sayers Drive
- Public open space

Notes:

- Parking standards – EPOA September 2009
- Affordable housing threshold of 15 units after which 30% of units should be provided as affordable housing
- Private garden sizes based on Essex Design Guide standards



Option D – Complete Redevelopment (with rationalised site boundary)

New:

- Residential development (5 x three bed houses, 11 x two bed houses, 4 x two bed flats and 4 x one bed flats). 24 units in total (over affordable housing threshold – 17 private and 7 affordable) with associated car parking.
- Pavilion – 250m² footprint. Multi-use, two storey building with potential to accommodate changing facilities, meeting area, café / bar use, and space for a nursery (with suitable facilities, private outdoor space, meeting area can double up as their activity area).
- Foodstore – 300m² footprint with associated service area
- Ground floor retail units – 200m² footprint
- Replacement garages for No.'s 24-38 Dorothy Sayers Drive
- Public car park for use by all neighbourhood centre users
- Pedestrian Square (to provide overspill parking when required)
- Re-location of Rickstones Play Area

Notes:

- Parking standards – EPOA September 2009
- Affordable housing threshold of 15 units after which 30% of units should be provided as affordable housing
- Private garden sizes based on Essex Design Guide standards

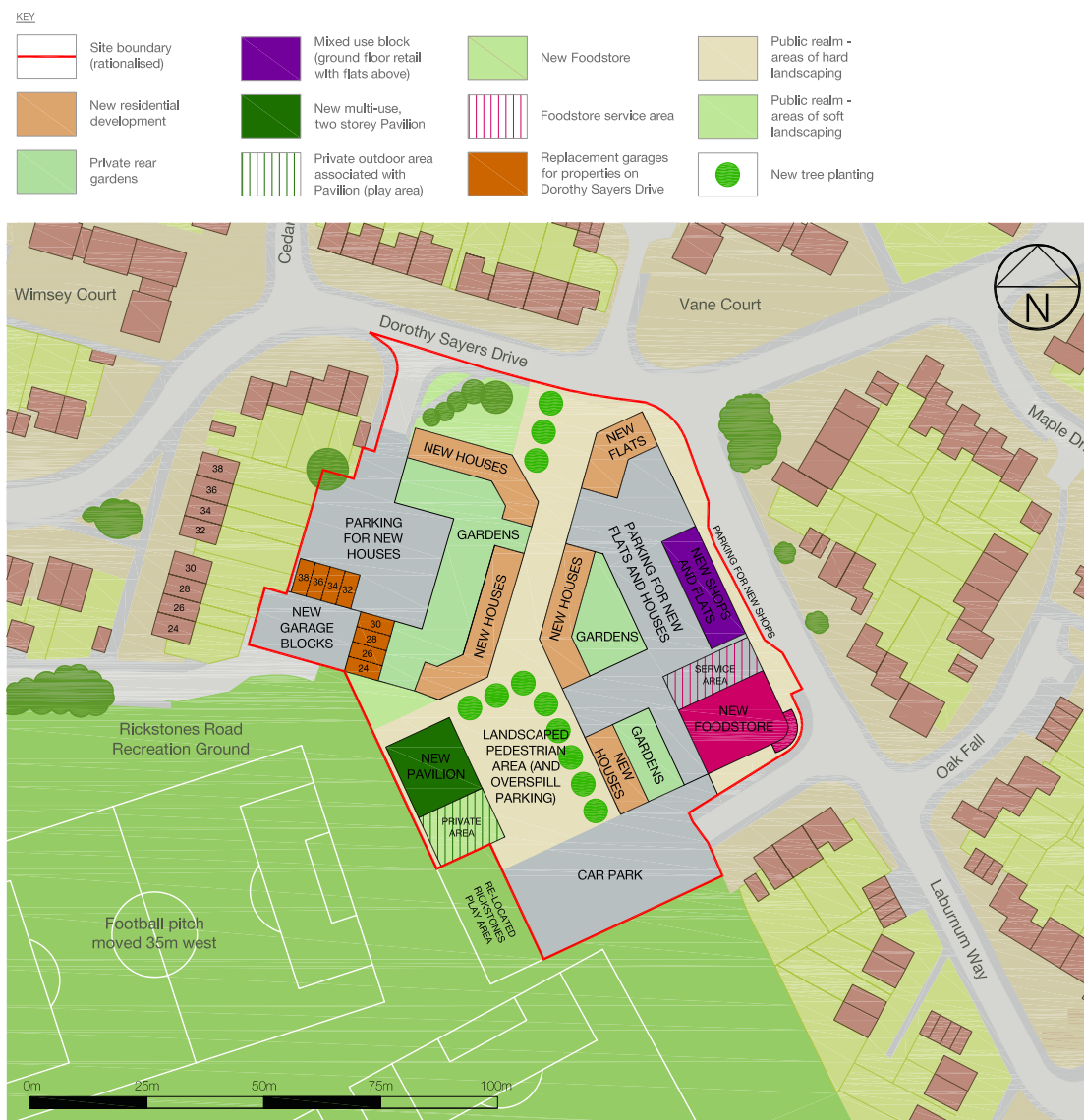


Figure 16 - Option D

