

LAND NORTH OF WESTERN ROAD

Silver End



Aerial view of Redrow's site, showing new properties which front onto Western Road in the foreground. The northern land parcel, which will accommodate 126 new homes, is labelled in the background.

New planning application

Redrow's development of land to the north of Western Road is progressing well and 40 of the 350 homes planned for this site have now been completed.

All development that has taken place so far is contained within the southern parcel of land, closest to Western Road. As the development continues to progress, work will shortly advance into the northern land parcel, which is adjacent to the rear of existing properties on Abraham Drive.

Although there is full planning permission in place for 126 new homes in this northern part of the site, Redrow has reconsidered the character and layout of this future phase of development. A new planning application has been prepared for submission to Braintree District Council, seeking permission to make some changes to the approved plans.

The number of homes planned for this area will not change. Redrow still proposes to build 126 dwellings in the northern parcel, 51 per cent of which will be affordable. This means that, across the whole site,

40 per cent of the homes will be affordable. Based on feedback received and experience gained during the first phase of development at Silver End, Redrow proposes to adjust the character, style, features and use of materials in the northern phase, to reflect those that have proved popular and successful in the southern phase. Read on for more information about the proposed changes.

Development progress to date

As you can see from the aerial photograph above, Redrow has completed the landscaping works required to create the attenuation basins along the eastern edge of the development, which form part of the sustainable drainage system (SuDS).

Off-site highway improvement works, along Western Road, have now been completed and construction of the main spine road, within the centre of the development, is well underway. This spine road is 9.5 metres wide and not only provides access to the development, it also contains all the service connections delivering gas, water and electricity to the new homes.



Illustrative landscape masterplan showing the development layout approved by Braintree District Council in June 2019.

Access road extends north

Redrow is in the process of extending the access route into the northern land parcel, to allow for site preparation work to begin. It is necessary to remove a section of the hedge, which runs between the northern and southern land parcels, to create sufficient space for the 9.5-metre spine road to extend into this area.

It will also be necessary to bridge the ditch between the southern and northern land parcel, installing a culvert (covered channel) to maintain the flow of any water through the ditch.

The position of the access road accords with the approved plans and will allow archaeologists into the area before development commences.

Much of the hedgerow, which currently separates the northern and southern land parcels, will be retained and enhanced and there will be a central green space with a protected oak tree at its heart.

Ecological guidance

Ecologists have assessed the hedgerow and identified nearby bird nesting sites, to ensure that contractors are aware of their locations and keep a suitable distance as the access works take place. Protective fencing is also in place around the oak tree.

Once the access has been created and the necessary equipment and machinery is in place, a programme of archaeological work will commence, including the digging of trial trenches.



Illustrative landscape masterplan showing Redrow's proposed development in the northern land parcel, which is subject to a new planning application.

What changes are proposed?

Redrow is not seeking to change the number of new homes in the northern part of the development. The key changes are:

- An extension of the distinctive "avenue character" from the southern phase into the northern parcel to create a more cohesive development.
- Relocation of the northern green, to a more central position within the northern land parcel.
- Amendments to the housing mix, to closely reflect local circumstances and market conditions and more closely align with policy requirements (particularly relating to affordable housing provision).
- Minor amendments to the location of the internal access roads.

These proposed changes will:

- 1 Enable the provision of a more central and accessible green space in the northern parcel, better framed by new homes to encourage its use.
- 2 Improve the open space along the eastern boundary of the northern parcel to allow for better transition to the countryside beyond.
- 3 Arrange homes so that they front along the length of the footpath, to improve surveillance.
- 4 Enable improvements to the shape of gardens along the western boundary (where some boundaries were previously skewed)
- 5 Remove the need for a parking court on the northern edge of the development and reduce front-of-plot parking along some of the streets.



Illustrative view of the character and style of new homes now proposed in the northern land parcel

Planning application

A new planning application, which sets out the proposed changes to development in the northern land parcel, will be submitted to Braintree District Council. Once the application has been registered and validated by the Council, you will be able to view all the application documents and submit comments through www.braintree.gov.uk. Once an application reference number has been issued, we will publish it on the development website

www.redrowsilverend.co.uk

Minimising construction impact

Redrow is committed to maintaining high standards of construction practice and ensures that all contractors are familiar with the Construction and Environmental Management Plan (CEMP), which has been agreed with Braintree District Council.

All construction projects have the potential to generate noise, dust and vibration. To mitigate any potential dust issues, water bowsers are used to dampen down construction areas – particularly those used by vehicles.

Alongside the use of bowsers, arrangements were recently made to install a mist system on the western edge of the development, which will be used to damp down the stockpiles of earth in this area.

Working hours

In 2020, the Government asked local councils to accept reasonable and proportionate changes to construction hours, to enable sites to operate. Braintree District Council agreed to the following amended hours, with the following conditions:

Monday to Friday - 0800 to 2100 hours

Saturday - 0800 to 1700 hours

Saturday - 1700 to 2100 hours (Use of dumper trucks, or rotating diggers/excavators is not permitted during these hours, but work can take place and forklift trucks can be used)

Sunday, Public Holidays and Bank Holidays - No working is permitted.

If you need to contact us

If you have any general enquiries about Redrow's building works at Silver End, please contact our consultation team, Communications Potential, on:

Tel: 020 7397 5212

Email: info@communicationspotential.co.uk

Further updates are available at

www.redrowsilverend.co.uk