

Great Notley East

PUBLIC CONSULTATION
BOOKLET
AUTUMN 2021

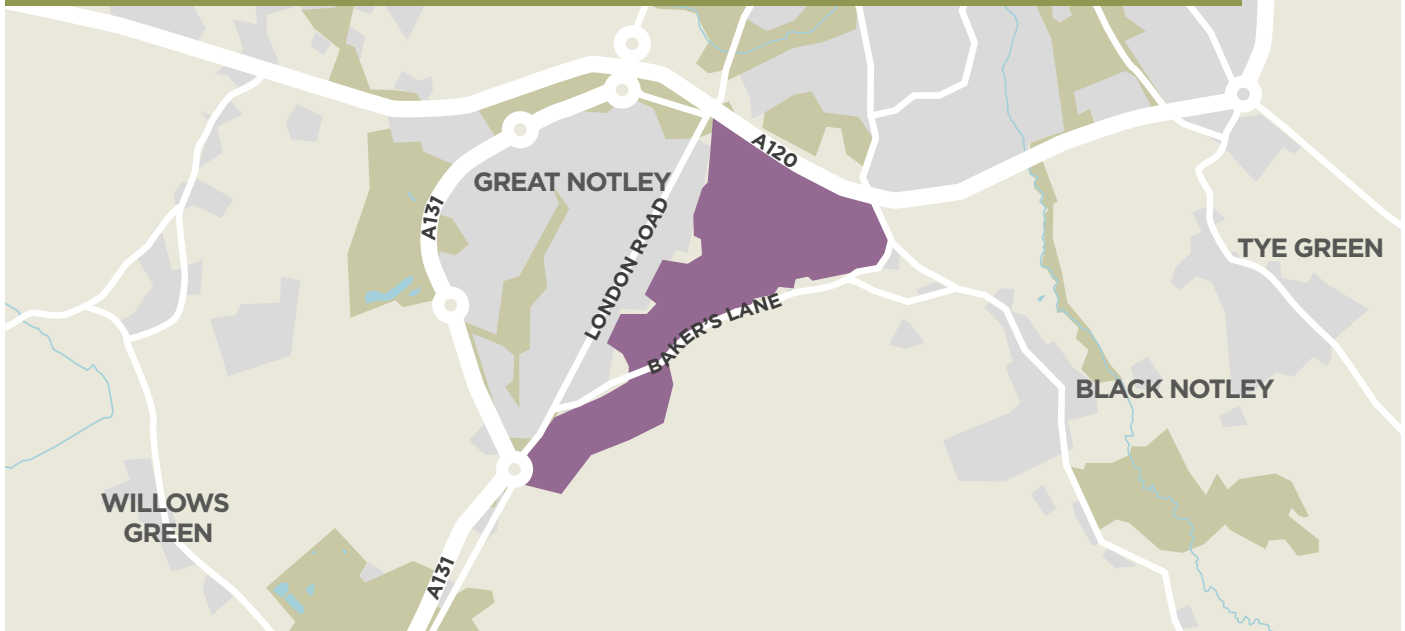
Bellway

BLOOR HOMES[®]


Martin Grant Homes

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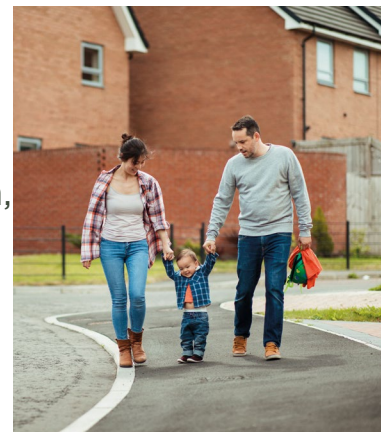
WELCOME TO OUR CONSULTATION ON GREAT NOTLEY EAST



▶ A NEW THRIVING COMMUNITY

Great Notley East has been identified as a strategic growth location in the Draft Braintree District Local Plan, to deliver up to 2,000 new homes, employment space and community facilities.

Our proposals will include homes for first time buyers, families and older persons, up to 30 per cent of which will be affordable, along with new community facilities, green spaces and job opportunities. Our goal is to complement the existing facilities in Great Notley and Black Notley to create a healthy well-connected community that will encourage walking and cycling.



OUR PROPOSALS INCLUDE:

- ▶ A new primary school
- ▶ Walking, cycling routes and exercise trails
- ▶ Sports pitches, parks, play areas and allotments
- ▶ A network of multi-functional green spaces, including new wildlife areas, tree planting and hedgerows
- ▶ New employment space
- ▶ New Community Hub, local shops and restaurants



BACKGROUND AND PLANNING

The Land East of Great Notley allocation is meeting the strategic growth need for the area.

It's expected to provide up to 2,000 houses, along with employment opportunities, a primary school, community facilities and open spaces.

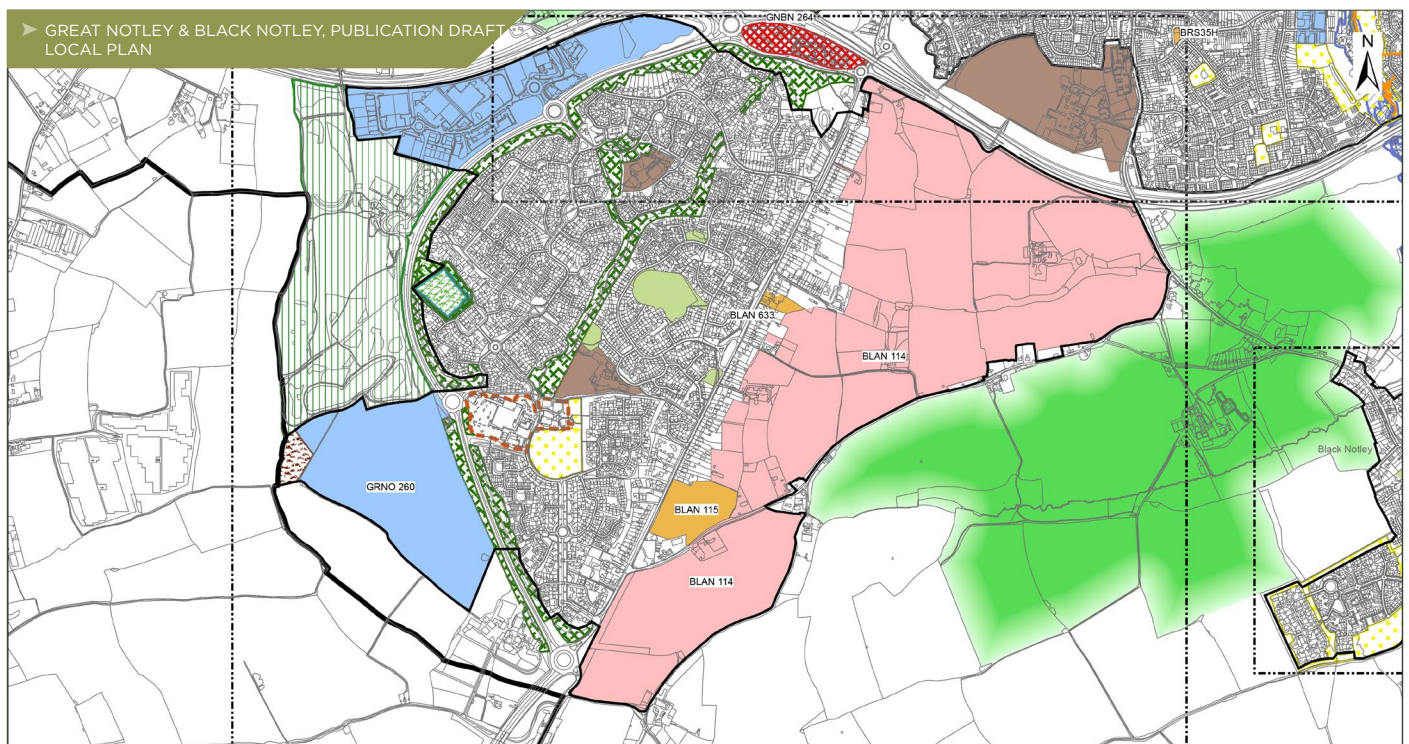
Bellway Homes, Bloor Homes, Martin Grant Homes and Miller Homes are bringing forward the Great Notley East site for development and make up the Great Notley East Consortium.

The consortium has taken inspiration from the existing development of Great Notley as well as incorporating new approaches to urban design and master planning. It has worked closely with Braintree District Council and Essex County Council officers to deliver the best possible scheme for the local area that is in line with its vision for the site.

The proposals for Great Notley East will deliver the majority of the allocation in the Draft Braintree District Local Plan, with 1,750 new homes of all types and tenures for everyone from first time buyers to families and older people, with up to 30 per cent affordable.

OUR PROPOSALS WILL ALSO PROVIDE:

- ▶ A new primary school
- ▶ Sports pitches
- ▶ Community centre
- ▶ Allotments
- ▶ Local shops
- ▶ Restaurants and cafes
- ▶ Parks and play areas
- ▶ Employment space
- ▶ Pedestrian and cycle links to Great Notley, Black Notley, Braintree and Chelmsford.

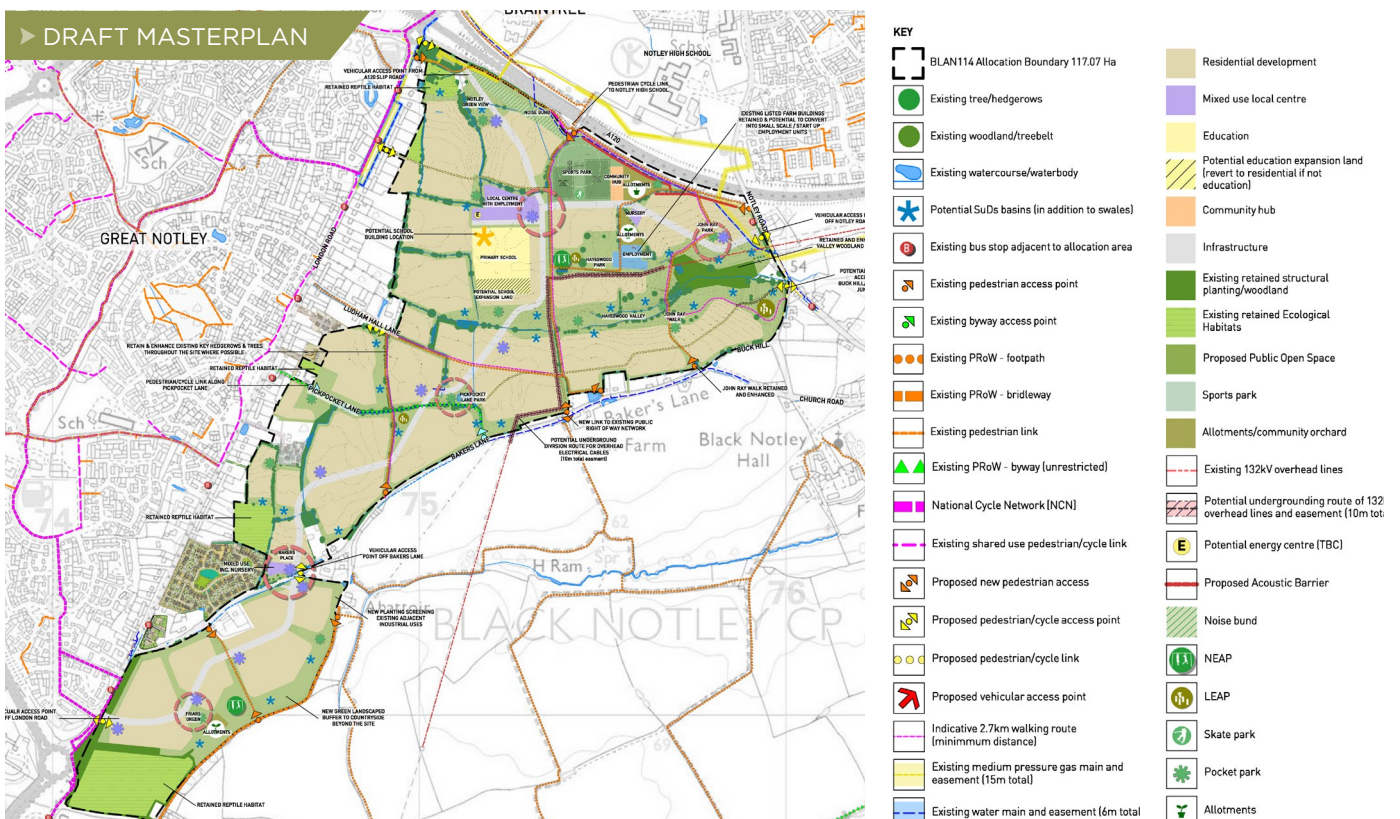


OUR VISION FOR GREAT NOTLEY EAST

Great Notley East is a unique opportunity to create a thriving new community.



DRAFT MASTERPLAN



Our vision centres around complementing the existing facilities and services of Great Notley and Black Notley, and our proposals provide a high-quality residential led mixed-use development set within a distinctive landscaped setting.

It is important that the fundamental aspects of the development take this vision into account. Areas to live, work and play will be easily accessible by sustainable modes of transport, with plentiful walking and cycling routes, and healthy lifestyle choices will be encouraged through the integrated multi-functional green spaces.

Great Notley East provides the chance to put the community at the core of its ambition, reflecting the needs of the people it seeks to serve.

The proposed development will take inspiration from Great Notley, as well as recognising new approaches to urban design and master planning. With generous green space on the doorstep the housing will have a unique sense of identity and character within the wider landscape.

Seeking the community's views through public consultation plays an important role in the planning and development process. We believe it is integral to developing the best possible scheme for Great Notley East.

A SITE CONNECTED TO NATURE

Our proposals for Great Notley East will include an abundance of open spaces and measures to preserve and enhance the landscape and natural environment.



We will use the natural environment to help establish a place that is safe, inclusive and that promotes health and wellbeing. It is important that Great Notley East is accessible both to those already living in Great Notley and Black Notley, as well as those in the new community at Great Notley East. We will create areas of public open space so they can be used for both informal and formal recreation (including sports provision), wildlife, play areas and community allotments.

Although set within an arable landscape, the site includes a variety of habitats which provide opportunities for wildlife to flourish.

This includes a network of mature hedgerows, some mature trees, and woodland blocks, which are interlaced with ponds and ditches.

We have been carrying out ecological surveys across the site since 2017 which has provided us with a wealth of information about the wildlife on site. This has helped us identify important species such as:

- ▶ Great crested newts;
- ▶ Badgers;
- ▶ Common reptiles;
- ▶ The hazel dormouse; and
- ▶ A variety of bat species.

We will help to give people access to nature through retaining existing public rights of way such as the John Ray Walk and the creation of new footpaths. Information boards will be introduced along some of the footpaths to inform residents about the natural world around them.

More widely, we want the environment to play a part in every aspect of the site. We will use street trees to help define neighbourhoods, improve legibility along the main street as well as providing species diversity and creating an overall sense of a green and biodiverse place.



A SITE WITH HISTORY

Our plans for Great Notley East will retain, re-use and improve the historic buildings on site.



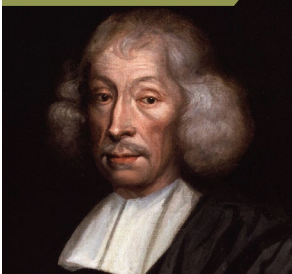
We will protect the Grade II listed collection of buildings at Hayeswood Farm and bring them back to life by creating a community hub and valuable new employment opportunities at the site.

We will also highlight local heritage through enhancements to the John Way walk, dedicated to the 17th century local naturalist (born in Black Notley) known as the 'father of natural history'. The John Ray walk is approximately nine miles taking you from Braintree Town Centre, crossing

our site on an existing public right of way and then on to Witham to the south of our site.

We will provide further signage and information boards to explain why he is being commemorated as well as signposting the Grade II listed John Ray Cottage on Bakers Lane where he was born. Our goal will be to retain and enhance the local historical references and to keep his memory alive for new residents.

▶ JOHN RAY
(1627-1709)



▶ HAYESWOOD FARM





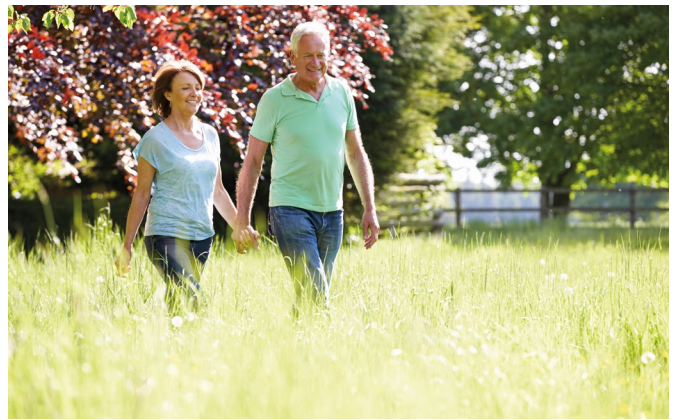
IMPROVING CONNECTIVITY AND HEALTHY LIFESTYLES

Great Notley East is designed to promote healthy lifestyles, sustainable connectivity and transport.

The proposals will enable changes to the surrounding roads, which include making London Road a sustainable corridor by converting some of the road space to walking and cycling. We will also enhance the existing national cycle network through better cycleways and removing, where possible, on road cycle lane provision. If needed formal pedestrian and cycle crossings will be provided enabling better connections from Great Notley to Notley High School.

Bakers Lane will see a significant reduction in traffic from Notley Road, improving walking and cycling conditions. We will also seek to introduce speed control measures on Bakers Lane to improve the safety of residents living along it and also to those using the lane.

The site itself will promote active travel choices through the provision of convenient cycle and pedestrian routes linking key destinations such as the local centre, primary school and places to work within Great Notley to the west, Braintree to the north and Chelmsford to the south. The development will seek to integrate itself into the surrounding footpath and cycle networks creating new links east to west and north to south.



Within the site there will be provision for new bus routes and bus stops and the reduction in traffic on London Road will enhance its role as a public transport corridor.

The development will focus on future living and smart connected places. The potential for car clubs, EV charging, electric scooter hire, walkable neighbourhood and fast and convenient cycle networks all form part of the vision for a zero-carbon future.

Although the development is focused on delivering a future ready place to live and work it will require a road transport system for journeys that take a little bit longer or those that are harder to make by more sustainable or active modes of travel.

The proposals include three accesses, including one to the north by closing the A120 off-slip to London Road, a connection to the east onto Notley Road and one to the south via Bakers Lane. The changes to the road network will provide benefits to areas such as London Road and Bakers Lane where existing traffic levels will significantly reduce.





THRIVING SUSTAINABLE COMMUNITY

Great Notley East will create a new community designed to be inclusive, safe and sustainable.

Our vision for the development, and the proposals we have set out, include the provision of a new primary school, a new local centre, community sports pitches, allotments, a community hub, employment opportunities, wildlife and heritage trail.



Alongside this, and built into the desire to integrate Great Notley East with the existing facilities and services of Great Notley and Black Notley, is the creation of walking and cycling routes that encourage an active travel approach to movement both through the site and linked to surrounding areas.

There will also be a network of multi-functional green spaces, including new wildlife areas, providing access to outdoor leisure and play spaces for local people allowing leisure and recreation to be built into the daily routines of local residents.

The new houses will be built to modern building standards making them warm and energy efficient. They will include low carbon and renewable energy technologies and the opportunity for site wide district heating is being explored.





HAVE YOUR SAY

Thank you for attending our consultation event.

We'd like to hear your thoughts on our proposals and vision for Great Notley East. We'll take all comments we receive into consideration as we develop our plans further.

THE DEADLINE FOR COMMENTS ON OUR PROPOSALS IS MONDAY 22 NOVEMBER 2021.

You can submit your comments in writing or online.

TO SUBMIT COMMENTS IN WRITING:



Collect a feedback form from this event.



Provide your comments.



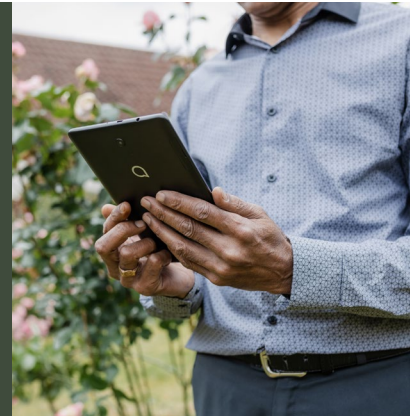
Hand your feedback form in at the event, or mail back to us.

Write us a letter and mail to us.



Any letters or emails we receive during the consultation will be considered as feedback.

TO SUBMIT COMMENTS ONLINE:



Visit:

www.greatnotleyeast.co.uk/have-your-say



Choose whether to provide comments using our interactive map or feedback form.

Submit your comments.



Send us an email to

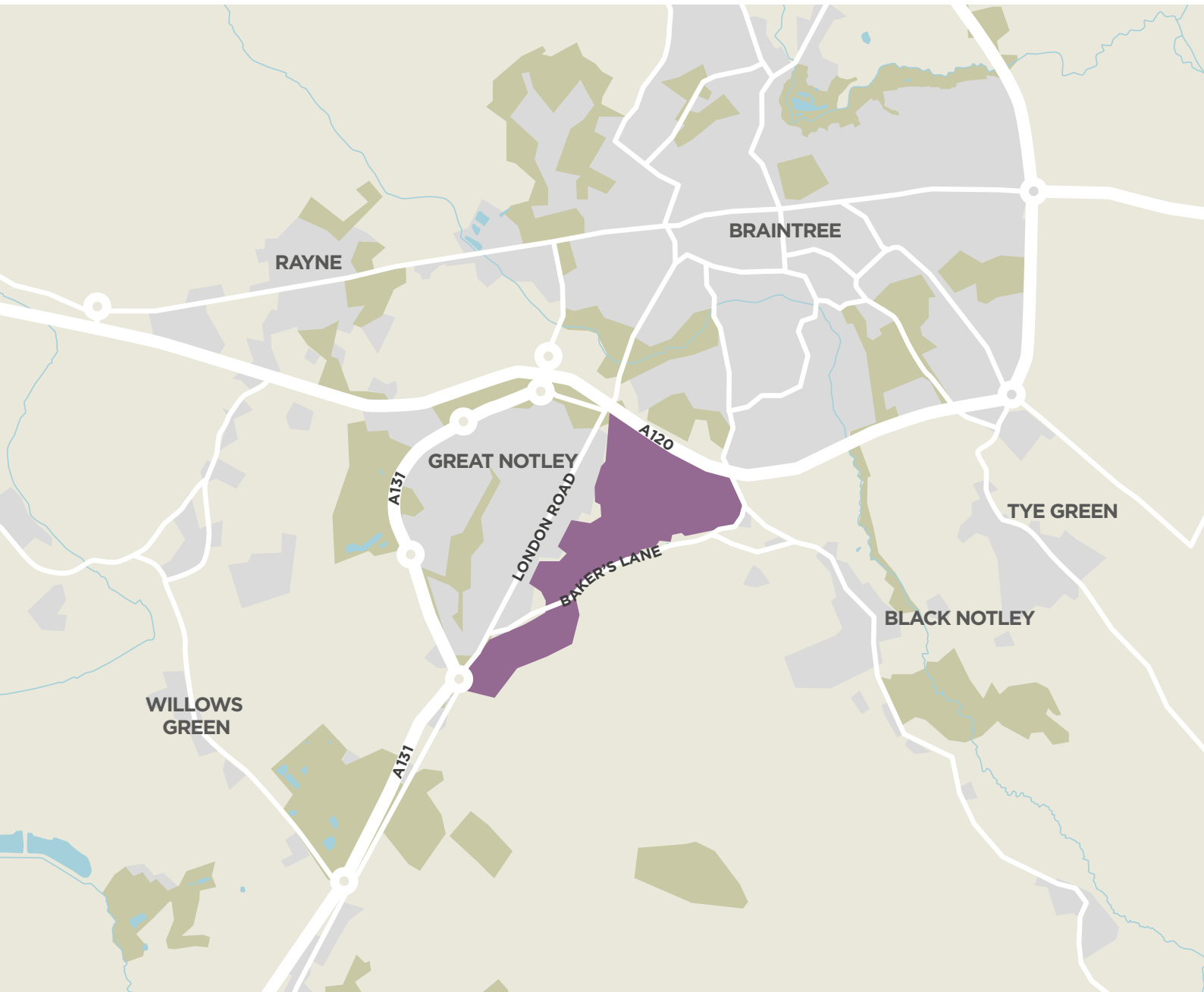
info@greatnotleyeast.co.uk

NEXT STEPS

The consortium is aiming to submit an outline planning application to Braintree District Council at the end of 2021 / early 2022.

The application will be for 1,750 new homes towards the allocation identified in the draft local plan. If the application is successful construction work on site is expected to start in late 2023 / early 2024.

Great Notley ▶ East



HAVE YOUR SAY

We want to hear your thoughts on our proposals and vision for Great Notley East.

There are lots of ways to contact us and find out more:



0800 860 6256



www.greatnotleyeast.co.uk



info@greatnotleyeast.co.uk



Great Notley East, Camargue,
Eagle Tower, Cheltenham, GL50 1TA

Bellway

BLOOR HOMES®


Martin Grant Homes

millerohomes