

1. Welcome



Welcome to Trine Development's public exhibition on the Dutch Nursery Site, West Street, Coggeshall.

The following consultation boards provide information about the site and of how this has informed the emerging proposals that are being considered.

The Dutch Nursery closed in November 2015 and a number of other buildings on the site are also vacant.

The site is now deteriorating and is presenting a number of serious access and security issues.

It has been identified in the emerging draft Braintree Local Plan for comprehensive redevelopment.

This presents an exciting opportunity to bring the site back into use and to ensure it contributes again to meeting the needs of Coggeshall.

The purpose of this consultation is to ask for your feedback, which will help us to develop our proposals further. A planning application will then be submitted to Braintree District Council.

A number of options are being considered and we would like your responses to these.

We are eager to receive your feedback and you can do this by completing one of our response forms today.

Details about the proposals and of how to respond on-line are also available on our website:

[www/trinedevelopments.com/Coggeshall](http://www.trinedevelopments.com/Coggeshall)

**If you have any questions today,
please do ask a member of our team.**



2. The Site

Dutch Nursery Site, West Street

The site fronts West Street and extends down to the River Blackwater.

It includes the former Dutch Nursery Garden Centre, a number of other vacant buildings, the World of Water and a small number of buildings that are currently occupied on short term licences or leases.

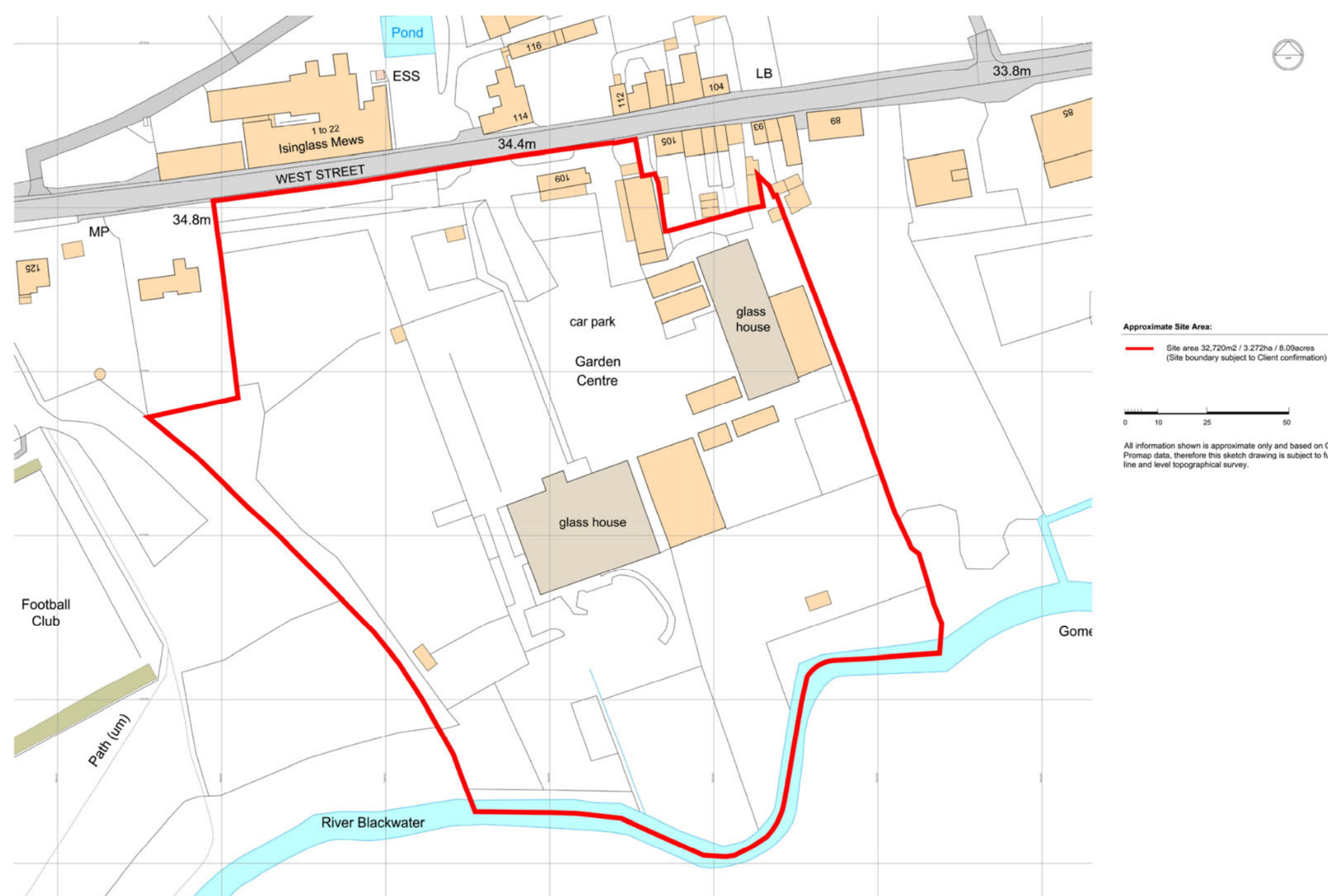
The Dutch Nursery closed in November 2015 and the management of the site is now problematic as it is deteriorating and it requires increasing security to ensure access and unwanted illegal uses are controlled.

The southern part of the site falls within the Blackwater River Valley and its flood plain. This area provides an important ecology and flood control area, but also an opportunity to provide an informal recreation space.

A number of neighbouring properties on West Street are Grade II listed and the development of the site provides an opportunity to redesign the site and provide sensitively designed new buildings, open spaces and landscaping.

Existing Site Plan

Total site area is approximately 3.272 hectares / 8.09 acres (as identified by the red line)



Planning Policy

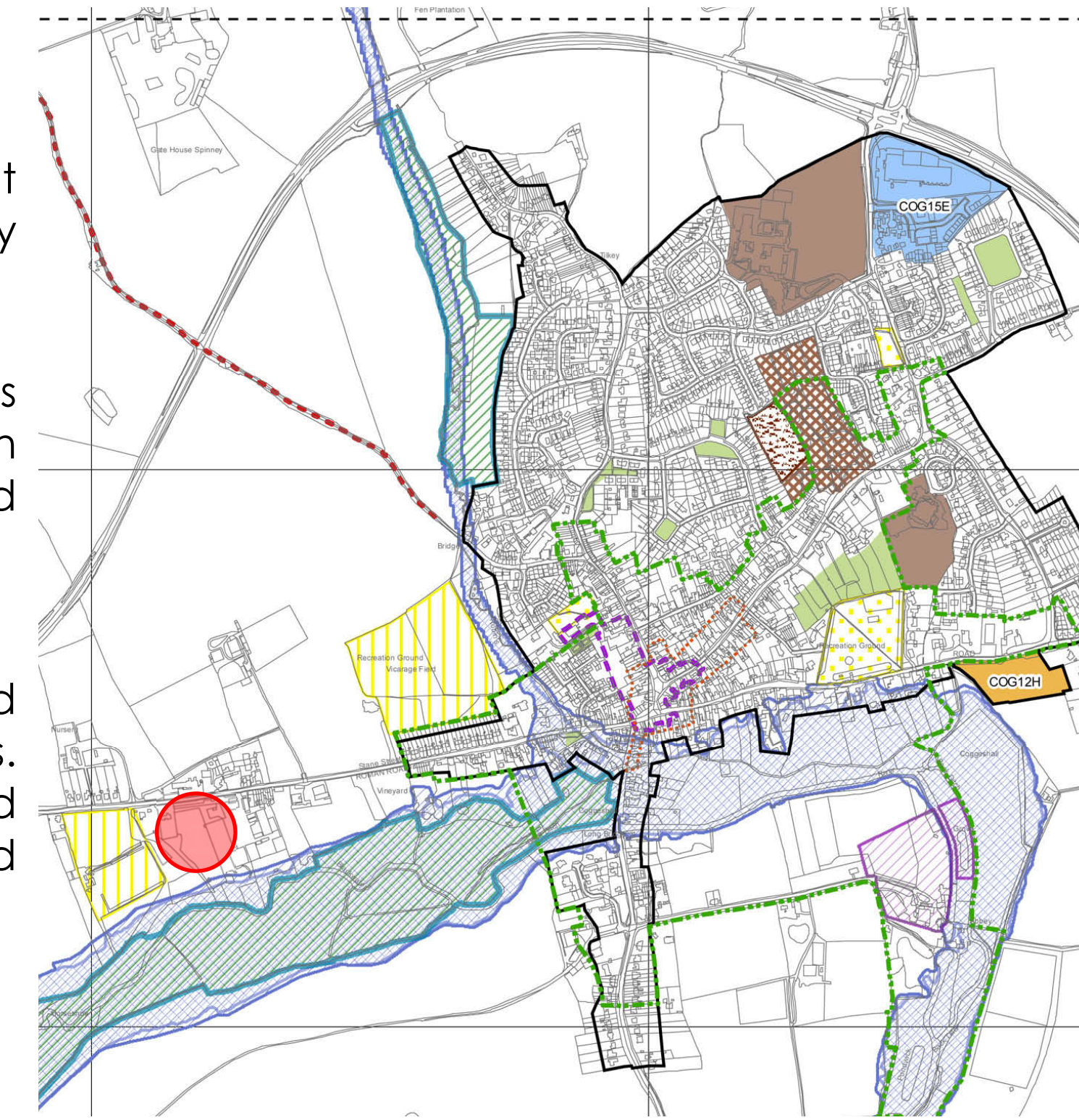
The site is outside of the defined settlement boundary of the village but is already developed and forms part of Coggeshall.

The emerging Local Plan for Braintree includes the site for comprehensive redevelopment, in acknowledgement that it is already developed but largely vacant.

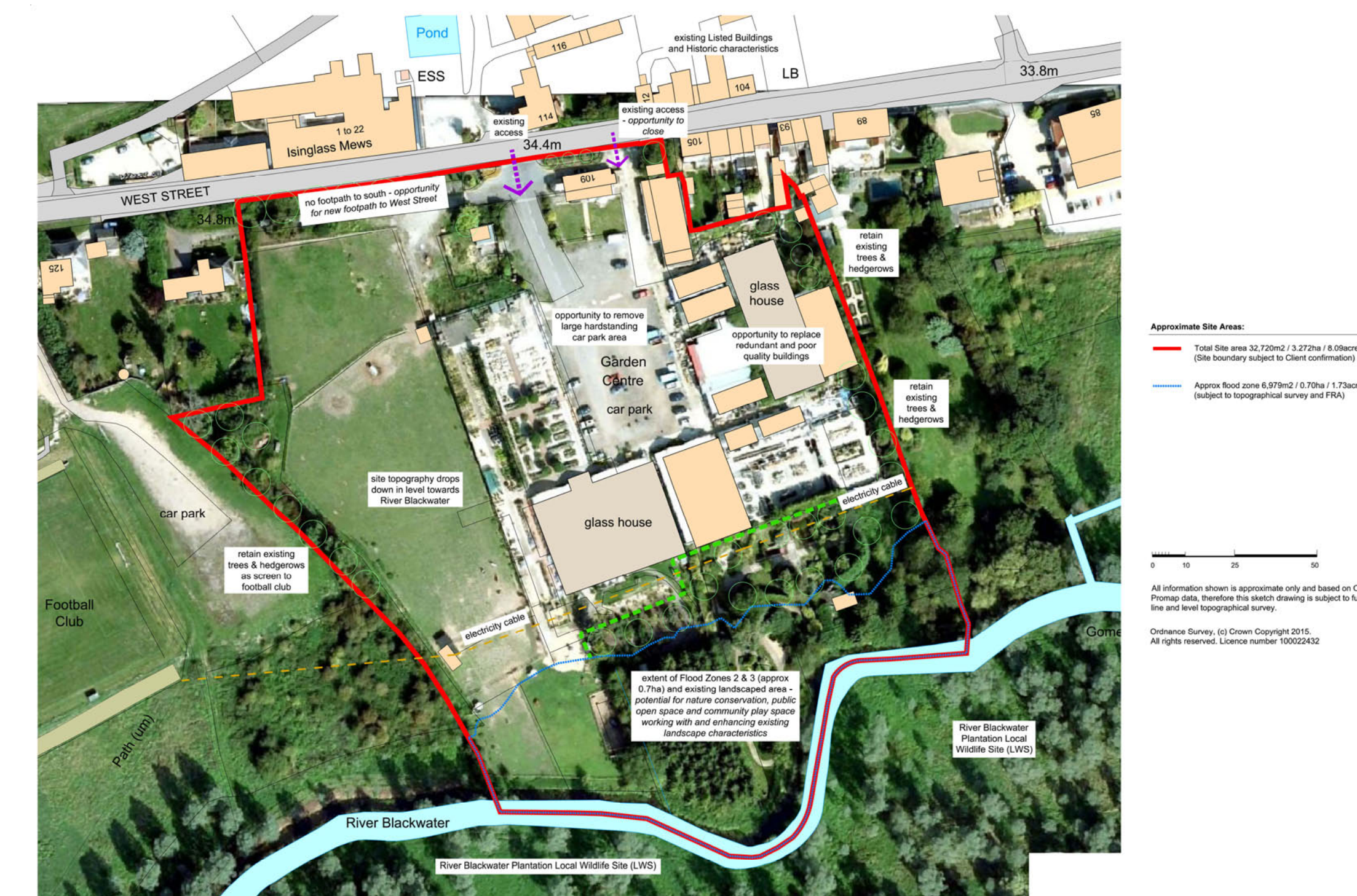
A planning application will be considered against adopted national and local policies. These favour the reuse of already developed sites, subject to a range of environmental and other planning matters being addressed.

A number of detailed appraisals are being undertaken which are considering:

- Transport connections and impacts
- Landscape and visual impact
- Ecology
- Tree Survey
- Archaeology
- Flood Risk and Drainage
- Utility connections
- Development Layout Options
- Financial Viability
- Design & Access Statement
- Heritage Statement



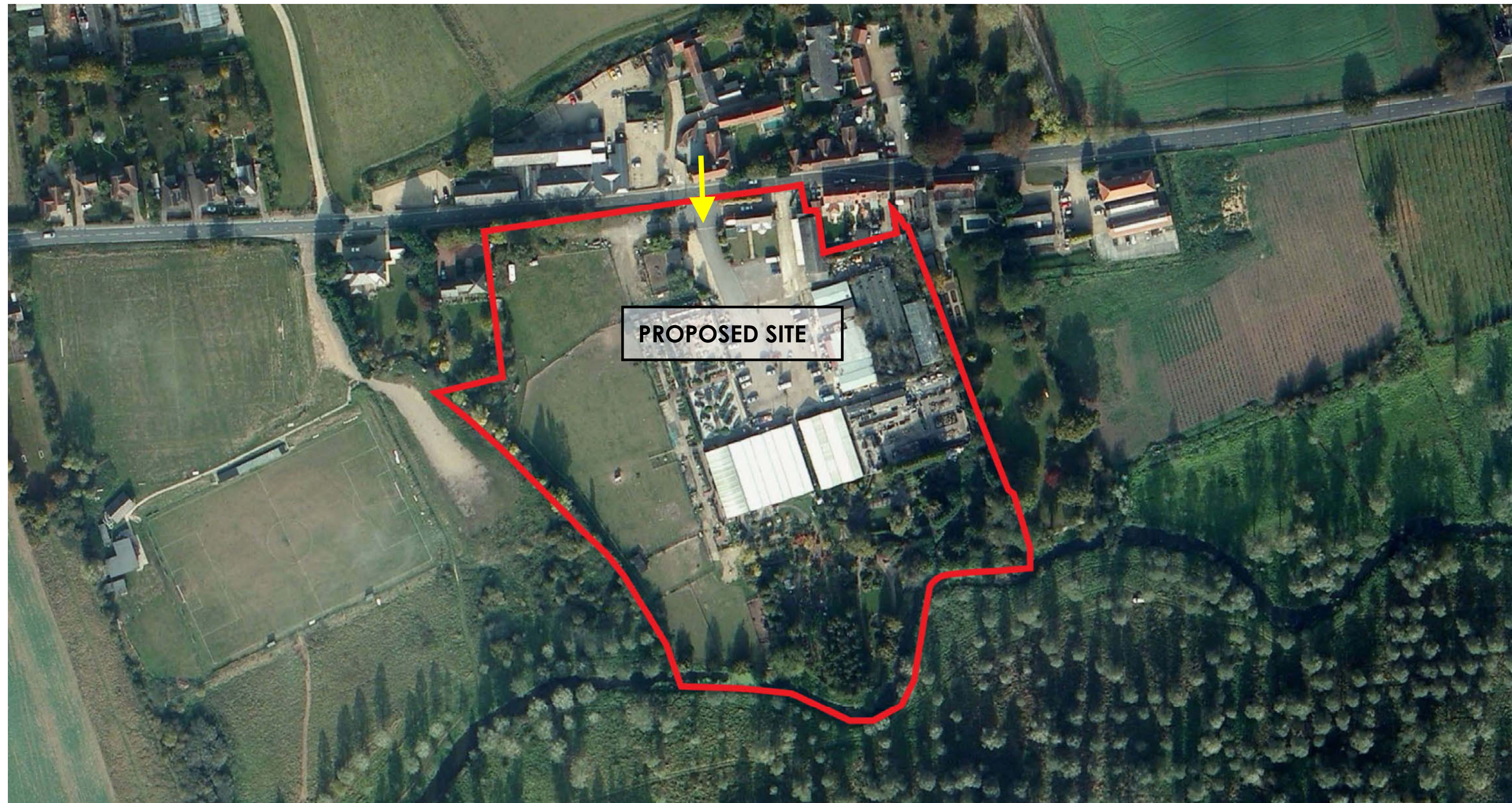
Opportunities & Constraints plan



3. Connections

The site currently has two vehicle access points from West Street. Just one of these is likely to still be needed and this may be redesigned to ensure it meets current design and safety standards.

The second access is likely to be closed, as this will not be needed. This will also enable a new footpath to be provided across the full frontage of the site, where there currently is not one.



Transport Strategy

A Transport Assessment will consider all of these matters including:

1. Existing traffic levels on West Street and into the site.
2. The traffic levels that will result from the proposed redevelopment of the site and how this compares with previous levels when the site was fully trading.
3. How the site connects with the rest of the village and the wider area.
4. Possible new pedestrian arrangements that can further improve connections, such as the provision of a new footpath.
5. How the development will be laid out to meet vehicle access and parking standards.
6. The new development is likely to result in different types of traffic, but it is anticipated that it will not differ greatly to when the site was fully trading as a retail and commercial centre.

Site Access



Drainage and Utilities

The flood plain along the southern part of the site will not be developed. The natural slope of the site down to the river and the introduction of new permeable surfaces across the site, with new sustainable drainage arrangements, will also help to improve drainage and reduce run-off into the river.

The site is already fully connected to the electricity, gas, drainage and mains water networks .

The capacity of these and the need for any service upgrades are being scoped to ensure the new development can be accommodated within the networks.

4. Landscape & Ecology



The existing landscape character of the site is influenced by the commercial uses and horse paddocks which, in their current state, reflect poorly on the character of the site and on the frontage of the site to West Street. However, the site retains a substantial buffer of mature trees and woodland on the east, west and southern edges which contain the site and limit its influence on the wider landscape.

The combination of the topography, falling towards the valley base of the River Blackwater, and the existing trees and planting around the edges of the site contribute to its character and this will be used to will help to define and influence the form and character of the new development.

There is an opportunity to bring forward development that reflects high quality built form, balanced with integrated areas of open space all within the framework of retained green infrastructure. This gives a positive response to the local context and has the potential to improve the amenity of West Street on this approach to the settlement.

The design of the new buildings will be a matter for detailed planning stages once the principle of the new development has been agreed.

Careful consideration however will be paid to the local context of the site, how it relates to the existing properties on West Street and how, together, these contribute to this approach to the village centre.

Landscape Strategy

- The site rises south to north, with its southern part forming part of the River Blackwater flood area.
- The river front and the eastern and western edges of the site are lined by belts of mature trees, woodland and dense scrub.
- These areas will be retained and managed, providing ecology zones and corridors for a range of flora and fauna and also maintaining visual screening of the site from the local landscape context.
- The southern part of the site also provides an opportunity for informal community recreation spaces.
- Along the front of the site, on West Street, one of the existing accesses will be kept.
- Where buildings within the site are currently set back from the main road, it is envisaged that any new buildings will do the same in order to provide for a new footpath and new planting along this edge.
- New buildings within the site can also be positioned and designed to work with its changing levels in order to minimise the influence of the proposal on the local landscape character and also potential visual impacts from the wider landscape.
- Open space and planting will be threaded throughout the site, providing public and private recreation and amenity spaces.
- Lighting across the development can be sensitively designed to be kept to a minimum; providing safety for residents but minimum disturbance to wildlife and minimum impact on night skies.



View from West Street



View from eastern corner of site

5. Development Options

The site provides significant benefits for a range of new development opportunities, taking into account its location and connections. We are considering a number of options, which will be informed by planning policy and the technical appraisals that are underway. We would also like to understand what our neighbours and the residents of Coggeshall think of these options and how the site can help to meet the needs of the village.

Option 1: Mixed use with housing and flexible employment units



Option 2: Housing Only



Considerations

- This will provide a range of uses, including opportunities for businesses to locate here.
- The way in which new homes, open spaces and businesses will be located next to each other and to our neighbours will need to be carefully considered.
- Because of redevelopment costs, the inclusion of replacement employment units may affect the viability of the development and this may mean that the number of affordable new homes that can be provided will have to be reduced.

Considerations

- This will provide more new homes and possibly a greater range and mix of house types.
- This will also enable more affordable homes to be provided and possibly more community facilities to be offered, such as more recreation and play space.
- This however will not provide replacement employment space.

Additional Options

If you can suggest any other alternative new uses for the site, we would be very happy to hear about them.

6. Next Steps



Thank you for taking the time to visit our exhibition

We would appreciate your feedback and input to help us develop our proposals.

We will review the options available and complete the technical and environmental appraisals that are currently underway and that will also inform our plans.

Once we have all of this information we will be able to finalise our proposals and make an outline planning application to Braintree District Council.

We will keep our neighbours and the Parish Council up to date with our plans and our website will be updated as our proposals progress.

Your feedback

We do hope that you have found the information provided here helpful and we would now welcome your feedback.

You can complete one of our questionnaires today and place it in the response box that is located nearby.

You can also find details about our proposals and of how to respond on-line via our website.

www.trinedevelopments.com/Coggeshall

Thank you again for visiting today

