

# SITE SELECTION

## INTRODUCTION

Welcome to the public exhibition of Hastoe Housing Association's proposals for eight new homes in Stisted. All eight dwellings will be affordable homes for the residents of Stisted. This exhibition is being held to allow you to view and comment on the proposed development in advance of a full planning application.

We welcome your feedback on the site and development. Comments will be considered by the project team throughout the development of the scheme.



Aerial View

## RURAL EXCEPTION SITE-FINDING

Hastoe Housing Association, Stisted Parish Council and Chaplin Farrant have undertaken a site-finding exercise in Stisted to ensure the right site is developed. The four sites assessed are presented here to demonstrate the considered approach Hastoe have taken to development in the village.

The site-finding exercise was assessed by the local council as pre-application advice. Of the four sites investigated, the council expressed a preference for 'site 4', which Hastoe Housing Association propose developing.

## SITE 1: RECTORY ROAD-

Site 1, off rectory road, was considered due to its easy access from Rectory Road and the opportunity to 'mirror' the existing development to the West.

The site was disregarded due to the 60mph speed limit along Rectory Road, the pylons close to the site's Western boundary, and the lack of footpath links to the village.



Proposed Site Plan

## SITE 3: SARCEL OPTION A

Site 3 would have extended the existing Hastoe development, with safe speed limits and footpath links to the village.

The site was ultimately disregarded due to potential parking issues on Sarcel, and the local council's belief that the site was not a rational extension to the existing village boundary.



Proposed Site Plan

## SITE 2: BACK LANE

The second site sits just outside the village boundary, on Big Back Lane. The site was considered due to its reduced visual impact on existing dwellings.

The site was disregarded due to the potential access and visibility issues due to the curve in the road and 60mph speed limit, as well as the visual impact from the East and the lack of footpath links to the village.



Proposed Site Plan

## SITE 4: SARCEL OPTION B

Site 4 is also accessed from Sarcel, but provides a more rational extension to the village. The potential issues were related, as with site 3, to parking on Sarcel.

This site has been selected for development following approval from the local council, and due to its footpath links to the village, safe speed limits, rational location for development, and reduced visual impact compared with other sites.



Proposed Site Plan

# PROPOSALS

## PROPOSED SITE

The proposed site is to the South East of the village, directly adjacent to a previous Hastoe development. The site has been selected following a site-finding exercise, and is preferred over the other options in the village by the local council.

## PROPOSED LAYOUT

The layout shown is designed to integrate with the existing development while minimising the impact on, and overlooking with, existing dwellings along Sarcel. The section opposite demonstrates the relationship between number 35 and the proposed development.



Site Location Plan

## LOCAL NEED

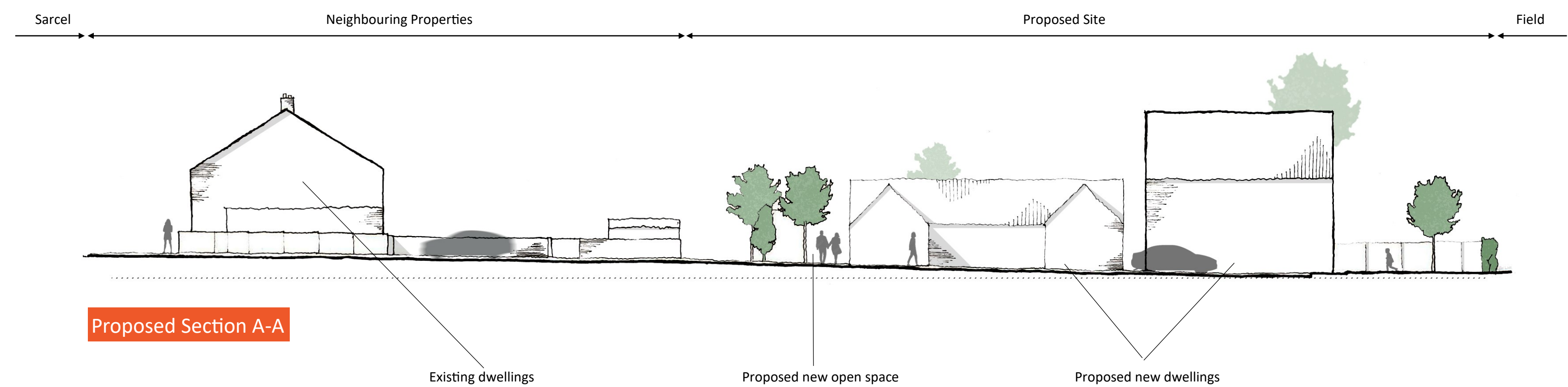
A housing needs survey has indicated that there is currently a need for approximately 9 affordable dwellings in the village, which had a population of 662 as of the 2011 census. Rural exception sites are those specifically utilised to provide homes to local people, or those with a connection to the area.

## PLANNING POLICY

Policy LPP 32 of the Braintree District Local Plan allowed for the delivery of affordable housing on rural exception sites, provided the development provides reasonable access to services, responds to proven local need, and is for less than 15 dwellings (among other stipulations). The site has been selected and proposal developed with this in mind.



Proposed Site Plan



Proposed Section A-A