

OAKWOOD PARK

DELIVERY STATEMENT

DECEMBER 2020



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Introduction

This Delivery Statement sets out to demonstrate the deliverability of development proposed by M Scott Properties Ltd in respect of a residential led mixed use development at Holland Road, Clacton-on-Sea.

Scott Properties are promoting through the preparation of Tendring District's emerging Local Plan up to 111 acres, which represents approximately 94% of the SAMU3 allocation, with the remaining area already having been submitted for planning for 81 dwellings. The proposal is for a residential led mixed use development, consisting of a site wide masterplan that has the opportunity to deliver approximately 885 dwellings plus care, together with public open space with improved connectivity, and provision of land for education, retail and community uses.

The development of the first 150 dwellings (phase 1), including associated infrastructure and public open space will be delivered through a hybrid planning application, targeted to be submitted in Summer 2021, with reserved matters applications for subsequent phases being submitted at later dates in accordance with the site wide masterplan.

Below is a summary of important factors associated with the delivery of the site:

Site Details

TDeLP Ref	SAMU3
Location	Land south of Holland Road, Clacton-on-Sea
Size	110.56 acres (approximately 94% of the allocation)
Proposal	c. 885 dwellings plus care, provision of land for education, retail and community uses, improved connectivity links and associated public open space
Promoter	M Scott Properties Ltd
Ownership	One land owner; all land under promotion agreement with Scott Properties, with Scott Residential to deliver the first phase of bungalows with associated infrastructure
Access	Agreement with adjacent land owner and developer to provide connections: Southern boulevard to be provided within 1 year after planning permission is granted Northern boulevard to be provided within 3 years after planning permission is granted
Legal issues	No legal issues

Delivery

Developers	Scott Residential Ltd, provider of high quality bungalows
Delivery Rates	See schedule below
Availability	Available immediately
Timeline	Submission for Summer 2021 Determination anticipated April 2022 Discharge of Conditions November 2022 Commencement of works 2023 Anticipated overall completion 2036
Phasing Plan	Phasing plan showing 5 phases of development
Affordable Housing	Provision of 30% affordable housing
Abnormal costs	From the surveys, investigations, consultations and design work carried out to date, there has been no abnormal costs highlighted to question the viability or delivery of the site

Physical Details

Existing Use	Arable farmland
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Neighbouring Uses	North – Holland Road, farmland beyond East – farmland, with railway line beyond South – Gorse Lane industrial estate, Clacton Shopping Village West – Permitted residential development under construction Bridleway – PROW 167_24
Public Right of Ways	Complete, no significant site level issues
Topography	Complete, early discussions with Essex County Council ongoing
Archaeological Desk Based Assessment	

Environmental

Phase 1 Desk Study	Complete, with following recommendations:
<ul style="list-style-type: none"> Preliminary Intrusive Investigation 	To be completed before construction to determine the extent of any potential contamination
<ul style="list-style-type: none"> Geotechnical Investigation 	To be completed before construction to enable suitable foundation design
<ul style="list-style-type: none"> Infiltration Testing 	Complete
Surface Water Drainage Strategy	The site lies entirely within Flood Zone 1, and is not at risk of flooding from the sources identified in the Flood and Water Management Act 2010. See attached Flooding and Drainage Update Note.
Arboricultural Survey	Complete, standard planning recommendations of:
<ul style="list-style-type: none"> Tree Protection Plan 	Complete
<ul style="list-style-type: none"> Arboricultural Impact Assessment 	Complete
<ul style="list-style-type: none"> Arboricultural Method Statement 	Complete
<ul style="list-style-type: none"> Tree Retention Plan 	Development layout required
Extended Phase 1 Habitat Survey	Complete, recommendation of further surveys:
<ul style="list-style-type: none"> Bat Scoping 	Complete, trees with roost potential should be retained
<ul style="list-style-type: none"> Bat Activity 	Complete, suitable habitat to be retained on site, avoiding light overspill
<ul style="list-style-type: none"> Badger 	Complete, mitigation required
<ul style="list-style-type: none"> Bird 	Complete, trees and hedgerows introduced should be native species, bird boxes to be incorporated
<ul style="list-style-type: none"> Invertebrate 	Complete, including high quality landscaping within development
<ul style="list-style-type: none"> Reptile 	Complete, reptiles found on site, mitigation required
<ul style="list-style-type: none"> Great Crested Newt 	Complete, habitats on site are not suitable for GCN's
<ul style="list-style-type: none"> UK BAP Mammal 	Complete, retain and enhance existing habitat on site
Habitat Regulations Assessment	Note: All protected species surveys and reports to be updated
Acoustic Assessment	Complete
	Complete with two areas of mitigation required; southern boundary adjoining Gorse Lane Industrial Estate, and north-eastern boundary adjoining Agricultural Sciences Business

Transport

Vehicular Access	Access from southern and northern boulevards to be provided by adjacent development Southern and northern boulevards to provide a loop road Secondary access to be provided at Holland Road
Pedestrian Access	Footway and cycleway incorporated into the southern and northern boulevards Connectivity links to PROW 167_24, providing links to Gorse Lane Industrial Estate, Clacton Shopping Village and Clacton-on-Sea

Public Transport	Bus stop within 250m of site boundary providing links to Clacton, Great Clacton, Manningtree and local supermarkets Multiple bus stops to be incorporated into the development with links to the wider area
Traffic counts	Complete, up to date as of 2019
Transportation Assessment	Scoping carried out with Essex County Highways, see attached Transport Note
Utilities	
Mains Water	Connection points available at Fowler Road & Stephenson Road
Mains Sewerage	Connection point available at Fowler Road
Surface Water	Connection point available at Fowler Road Potential connection points to existing watercourses on site
Electricity	Connection point available at site boundary
Gas	Connection point available at Fowler Road
Broadband	Connection points available by British Telecom
Social & Economic	
Education	Provision of land for a 'reserve site' of a new 2 form entry primary school
Community	Provision of land for potential local centre for community uses
Employment	Potential employment opportunities created through a new local centre including school, retail and care
Additional Benefits	Substantial new areas of public open space providing both formal and informal areas for all ages, including sports recreation and nature conservation Provision of land for care and extra care facilities

Delivery Rate

Based on the experience, Scott Residential are anticipating a delivery rate of 40 dpa, which will enable completion of the first 150 dwellings within 5 years of commencement i.e. 2028, with the potential to accelerate to meet market demands. A reserved delivery rate of 50 dpa has been anticipated for the housing developments.

Below is the projected overall delivery programme and housing trajectory, based on a hybrid application for the first 150 dwellings being submitted by Summer 2021, with determination by April 2022. Assuming commencement on site in 2023, this would enable the first units to be ready for occupation by 2024. Reserved matters applications for subsequent phases will follow thereafter.

	Phase 1	Phase 2	Phase 3	Phase 4a	Phase 4b	Phase 5	Total	C. Total
Dwelling Type	Bungalow	Bungalow	Family Housing	Bungalow	Family Housing	Family Housing		
2023	Start						0	
2024	20						20	20
2025	40		Start				40	60
2026	40		20				60	120
2027	40	Start	50				90	210
2028	10	30	50				90	300
2029		40	50			Start	90	390
2030		40		Start		50	90	480
2031		15		25		50	90	570
2032				40	Start	50	90	660
2033				40	5	20	65	725
2034				30	50		80	805
2035					50		50	855
2036					30		30	885
2037							0	885
Units per Phase	150	125	170	135	135	170	885	

Conclusion

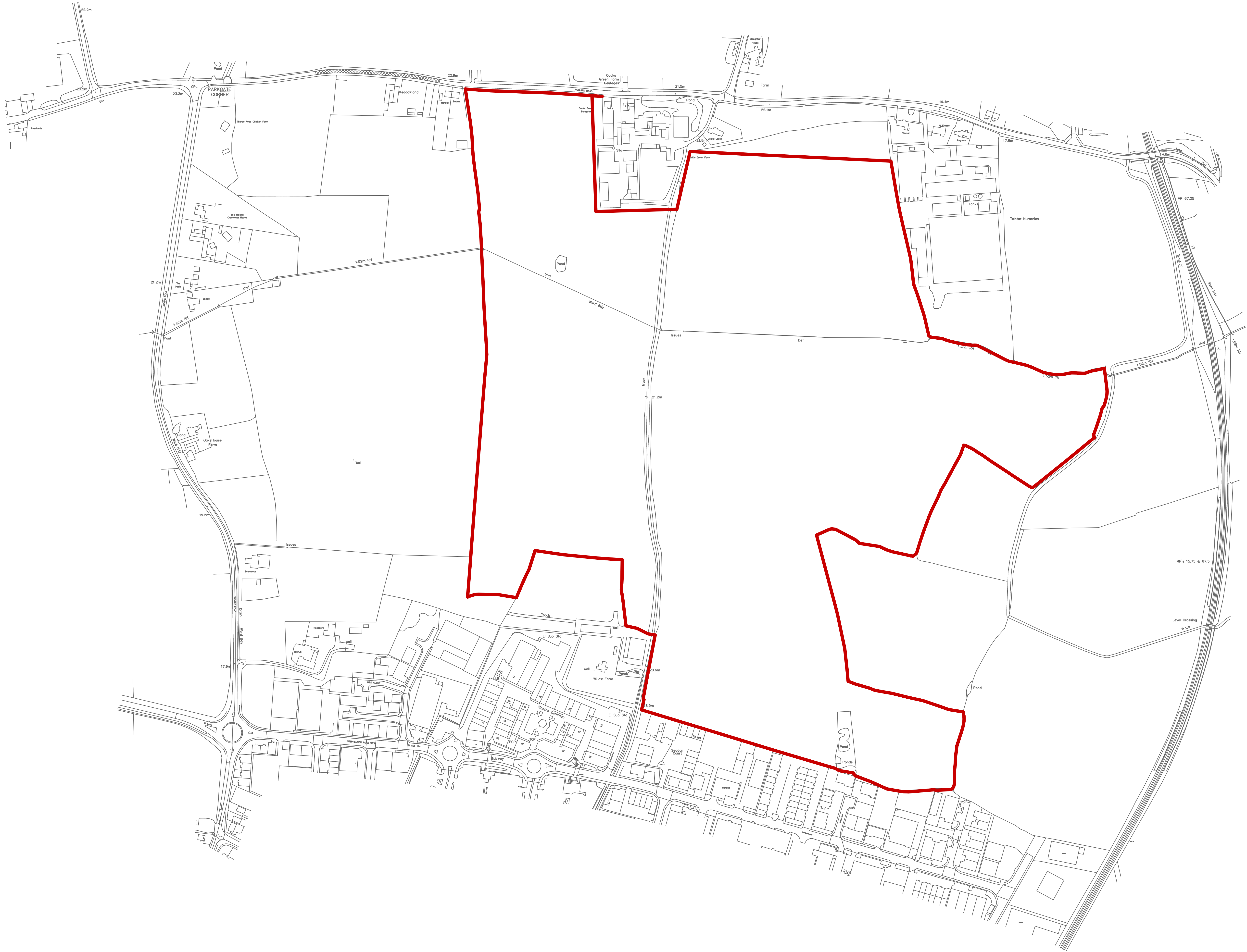
In conclusion, Oakwood Park is a highly deliverable scheme that can provide tangible benefits to the local area and district as a whole in a realistic time period. Scott Properties will continue to work with the land owners throughout the planning and development process to ensure each phase of the development provides high-quality products to create a coherent community.

Contact Details

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Group Managing Director
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07778 335 823

Appendix 1

Red Line Plan (39-07)



KEY:
SITE BOUNDARY

0m 50m 100m 150m 200m 250m

ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
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RED LINE PLAN
OAKWOOD PARK, CLACTON-ON-SEA

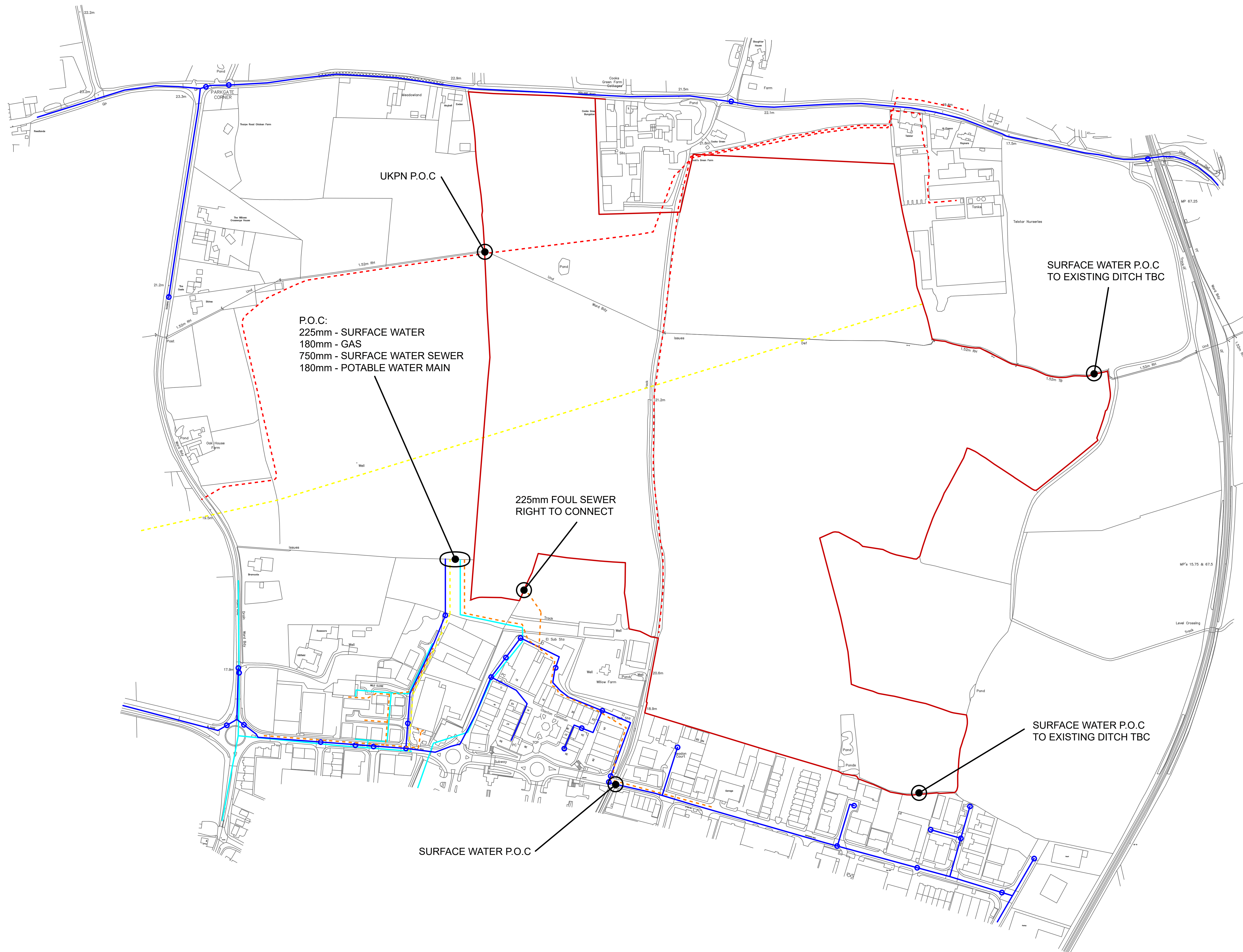
DATE : 15.12.2020
SCALE: A1 1:2,500
DRAWING NO: 39-07

DRAWN : DW
REV : -



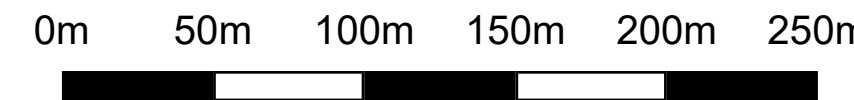
Appendix 2

Utilities Plan (39-06)



- KEY:
- SITE BOUNDARY
 - UKPN
 - GAS
 - FOUL SEWER
 - POTABLE WATER MAIN
 - SURFACE SEWER
 - POINT OF CONNECTION

ALL UTILITIES HAVE BEEN PROVIDED BY SEARCHES FROM THE UTILITY COMPANIES. ALL INFORMATION IS APPROXIMATE AND INDICATIVE AND SHOULD BE CHECKED FOR ACCURACY.



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UTILITIES PLAN
OAKWOOD PARK, CLACTON-ON-SEA

DATE : 15.12.2020
SCALE: A1 1:2,500
DRAWING NO: 39-06
DRAWN : DW
REV : -



Appendix 3

Flooding and Drainage Update Note

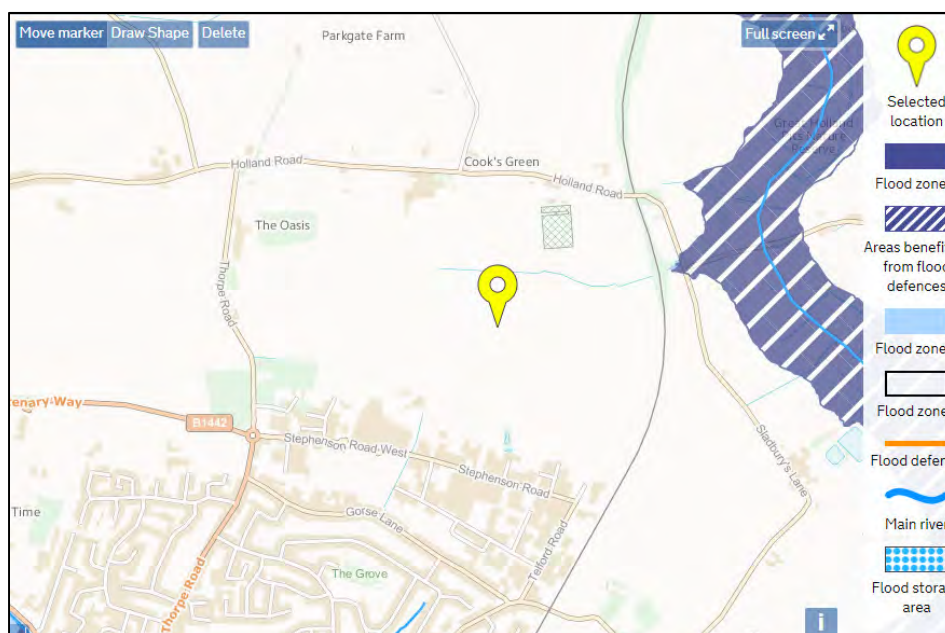
P931 – Oakwood Park, Essex
Flooding and drainage update note
For Scott Properties
16th December 2020

Introduction

This update note has been prepared on behalf of Scott Properties to establish any flooding constraints, and surface water management requirements with regards to Oakwood Park, Holland Road, Clacton.

Sources of flooding

The site lies in Flood Zone 1 (the low probability flood area) and is not therefore considered to be at risk of inundation from a Main River or other significantly sized watercourse.

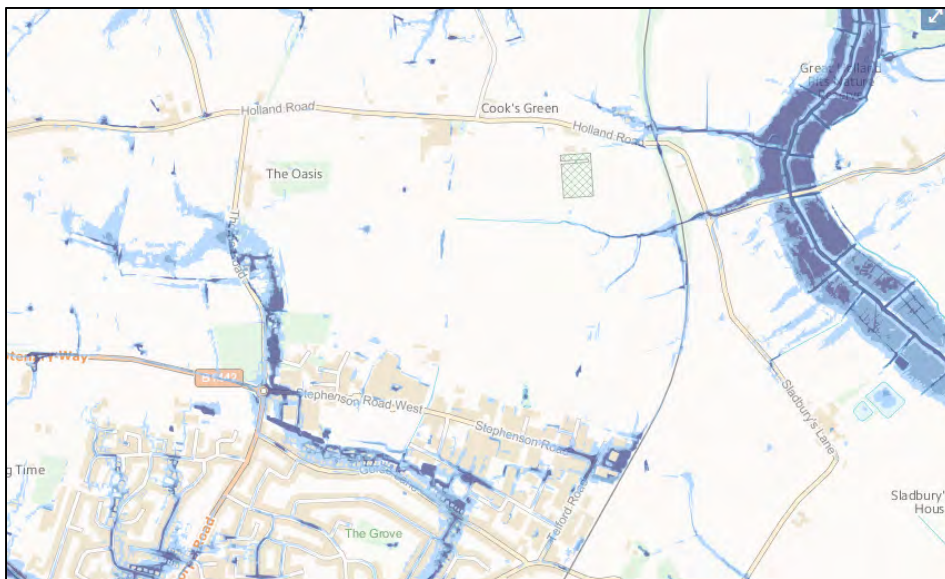


Flood Map for Planning extract © Crown copyright and database rights 2020 Ordnance Survey 100047325

Anglian Water asset plans (appended) show surface water sewers in the land to the south of the site. Their location and level means that they are not likely to pose a realistic flood risk to the proposals.

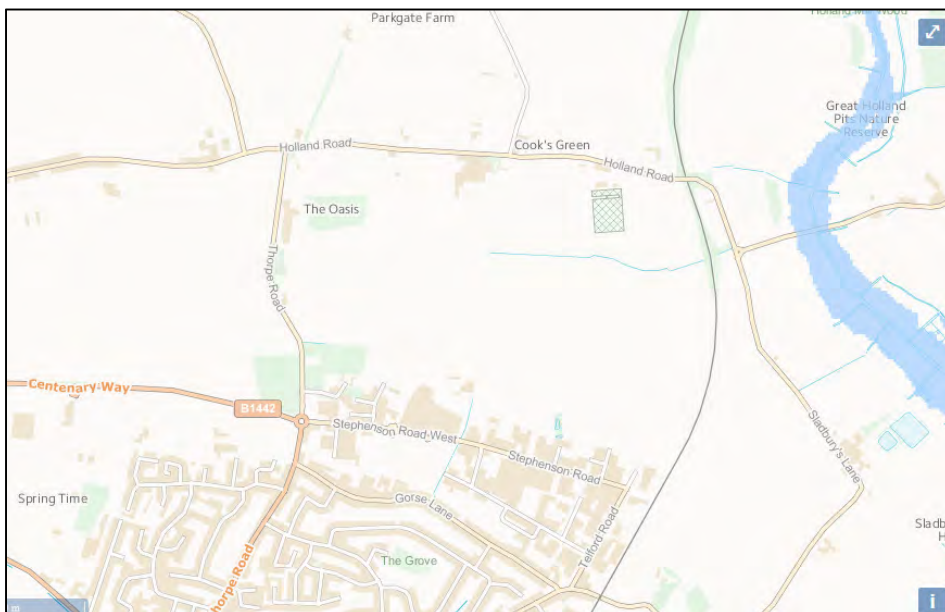
Geological mapping indicates that the site is underlain by the clays and silts of the Thames Group which is overlain by Kesgrave sands and gravels in some areas. Intrusive investigations at the site reported that the majority of the site is underlain by sandy gravelly Clay, with some sandier material discovered in the south of the site. The site geology suggests that some lower lying areas may become seasonally saturated, but that groundwater flooding is not a realistic threat for the proposals.

The surface water flood map (see image below) shows only very limited areas of flooding on the site. The pattern of flooding suggests that it is the result of runoff generated from within the site. The source of the water, and its limited coverage means that it will be readily manageable with straightforward masterplanning measures. Surface water flooding is not therefore a notable or unmanageable constraint to the development of the site.



Surface water flood map extract © Crown copyright and database rights 2020 Ordnance Survey 100047325

The site is not shown to be at risk of flooding as a result of a reservoir failing (see below)



Reservoir flood map extract © Crown copyright and database rights 2020 Ordnance Survey 100047325



Surface water management

Testing at the site suggests that the geology is unlikely to support an infiltration drainage scheme. The evolving surface water management scheme (see appended drawing for the most recent iteration) therefore relies on greenfield discharges to the surrounding surface water network. This includes the on-site drains/watercourses and Anglian Water sewer network to the south.

The appended surface water management plan shows the various basins required to manage the 1 in 100 annual probability storm including 40 % climate change allowance. The basin sizes assume that 65 % of the site will be developed as impermeable cover.

Treatment upstream of the basins would be provided by roadside SuDS features (under-drained swales, SuDS planters, grassed filter drains for example) and/or more strategic features upstream of the infiltration basins (under-drained swales and shallow planted basins around the perimeter of the basins for example).

Conclusion

The site is not at risk of flooding from the sources of flooding identified in the Flood and Water Management Act 2010.

Sub-catchment basins will manage the 1 in 100 annual probability storm including 40 % for climate change.

Appended information

Anglian Water records

Surface water management plan



Bridge Cottage

Track

Track

Track

Wastewater Plan A0

Our Ref: 175324 - 1

Data updated: 04/12/15

Map Centre: 618648.218396

Scale: 1:1250

Date: 16/02/16

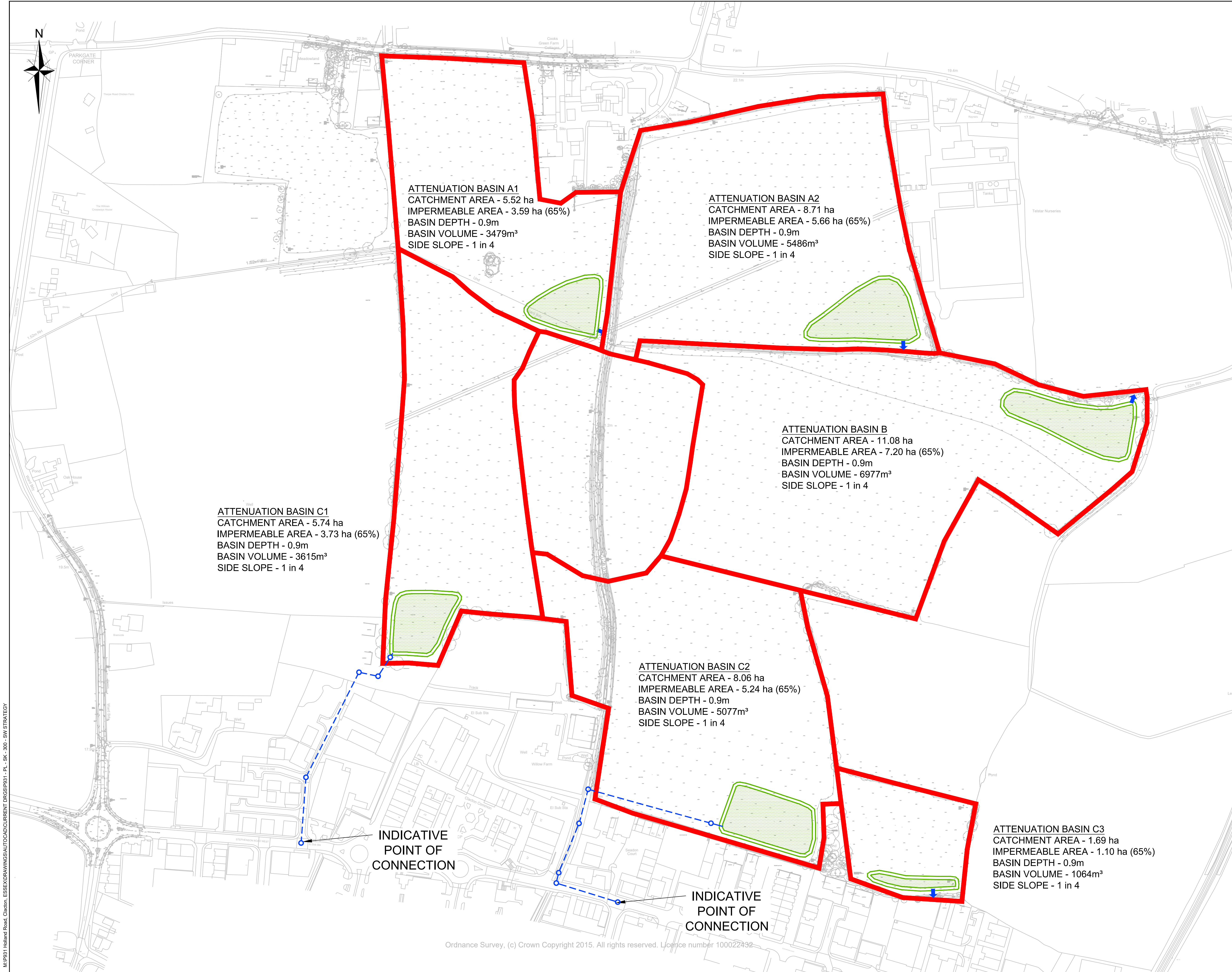
(c) Crown copyright and database rights 2016 Ordnance Survey 100022432

This plan is provided by Anglian Water pursuant to obligations under the Water Industry Act 1991 sections 188 or 190. It must be used in conjunction with any jointly held assets. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to corroborate their own survey of the data shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the fact that the location of any water main, sewer or drain is shown on the plan. (discharge pipe, sewer or disposal main or any term of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2016 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall	
Surface Sewer		Inlet	
Combined Sewer		Manhole	
Rising Main		Colour denotes effluent type)	
Final Effluent		Colour denotes effluent type)	
Disconnection Sewer		Colour denotes effluent type)	
Pumping Station		Colour denotes effluent type)	



ris.holmes@camniece.co.uk
P031



KEY

- CATCHMENT BOUNDARY
- ATTENUATION BASIN
- INDICATIVE OUTFALL TO DITCH
- INDICATIVE CONNECTION TO EXISTING ANGLIAN WATER SURFACE WATER SEWER

NOTES

REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY				
-	DP				
SCALE @ A1 SIZE		DATE			
D.N.S.		16/12/2020			
PROJECT TITLE					
OAKWOOD PARK, CLACTON, ESSEX					
DRAWING TITLE					
OUTLINE SURFACE WATER MANAGEMENT STRATEGY					
CLIENT					
M SCOTT PROPERTIES					
CANNON CONSULTING ENGINEERS Highways, Transport & Infrastructure Planning					
Peek House, 20 Eastcheap London, EC3M 1EB Tel: 020 7717 5870 info@cannonce.co.uk					
Cambridge House, Lanwades Business Park, Kentford, Newmarket, CB8 7PN Tel: 01638 555107 www.cannonce.co.uk					
DRAWING NUMBER					REV.
P931 - PL - SK - 300					-

Appendix 4
Transport Note



P931 – Land at Holland Road, Clacton
Transport Note – Highways Representations SAMU3
For Scott Properties
December 2020

Local Plan

Development at Oakwood Park is identified in the Emerging Local Plan under draft policy reference SAMU3. The draft policy identifies the following highways and transportation requirements:

- The principal point of vehicular access should be off Thorpe Road through the commitment to the west utilising the recently constructed roundabout and only if necessary a secondary access off Holland Road to the north;
- Capacity and / or safety enhancements to the local highway network where necessary;
- Where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure.

Discussions related to this site have been ongoing and a scoping note was prepared and submitted to Essex County Council (ECC) to seek pre-application advice on the proposed access strategy and assessment methodology. The scoping note was discussed with ECC and in principle the scope of the assessment has been agreed. Discussions have led to the access strategy reflected in the draft policy wording and are agreed. Early work was carried out on impacts related to the Local Plan at Local junctions and these were discussed with ECC. This work was undertaken in parallel to the Local Plan evidence base which has not identified any key constraints with local junctions. When the Transport Assessment is finalised as part of an application it will reflect the evidence base and consider local junctions in more detail. It is not expected that there will be any constraints to bringing the site forward.

Access

The access roundabout to the west of the development is complete and adopted. The committed residential development to the west (between the site and the wester roundabout) is currently being constructed by Persimmon Homes Ltd. The Persimmon Homes development layout has been developed by the applicant to provide two onward connections to Oakwood Park. This facilitates a looped arrangement within the overall development area and will allow for public transport routing and good permeability. The road layout has been provided in accordance ECC Technical Design Manual. A road corridor will incorporate 2m footway and a minimum 3m wide shared footway / cycleway. This will provide a continuous connection from the site to the existing highway network. The two connections will be continued into the site forming a loop or series of loops within the site. This focuses the movements of trips to and from the west via the committed roundabout access, which is in accordance with the draft policy.



A secondary access from Holland Road has been considered as an option and was included in the scoping note which was agreed in principal with ECC during scoping discussions.

Capacity and/or safety Enhancements

A Transport Assessment (TA) will be prepared to support an application at the site, which will consider the impact of the development at offsite junctions. The agreed scoping of the assessment included the assessment of the following junctions:

- Thorpe Road / Site Access;
- Holland Road / Thorpe Road;
- Holland Road / Tan Lane;
- Centenary Way / Thorpe Road;
- Centenary Way / Morrisons Access;
- Centenary Way / London Road; and
- A133 / Progress Road

Traffic surveys have been carried out in 2015, monitored in 2018 and re surveyed in 2019 providing a comprehensive evidence base for the TA. It was noted that traffic flows have not changed substantially in this period. As noted above the evidence base for the Local Plan has not identified any key constraints to junctions within the study area and some consideration is included within the Infrastructure Delivery Plan to provide strategic improvement to junctions further afield. The 2019 surveys will be used as the baseline to assess the impact of the development at the junctions identified above and given the COVID pandemic in 2020 these are considered a robust basis for the assessment. All junctions will be assessed in a 2033 future year forecast which represents the end of the emerging local plan and the delivery period for the majority of the site allocation. The future year forecast will include suitable TEMPro and committed developments sites reflecting and changes to the emerging local plan.



Sustainable Access

The access strategy for the site has been developed to a specification suitable to accommodate a bus route. However through discussions with the Local Authority the preference is to retain the existing routes and provide suitable connections to the existing bus stops on roads nearby. The nearest stops / bus services operate on Stephenson's Way and Thorpe Road. The existing services and infrastructure at bus stops will be reviewed as part of the TA and improvements will be identified where appropriate.

The site benefits from a number of connection points to the existing footway network, which includes upgrading Public Rights of Ways (PROW) connecting the site with Stephenson's Way.

The layout of the scheme is being developed to incorporate pedestrian and cycle infrastructure on key desire lines to existing facilities and services. This includes the upgrading of PROW 167-24 which runs to the east of the Clacton Shopping Village connecting with Stephenson's Road.

Appendix 5

Emerging Concept Masterplan Document



Oakwood Park, Clacton-On-Sea, Essex Emerging Concept Masterplan

December 2020

DRAFT



Oakwood
Park

Clacton-on-Sea

CONTENTS:

1. Site & Baseline analysis

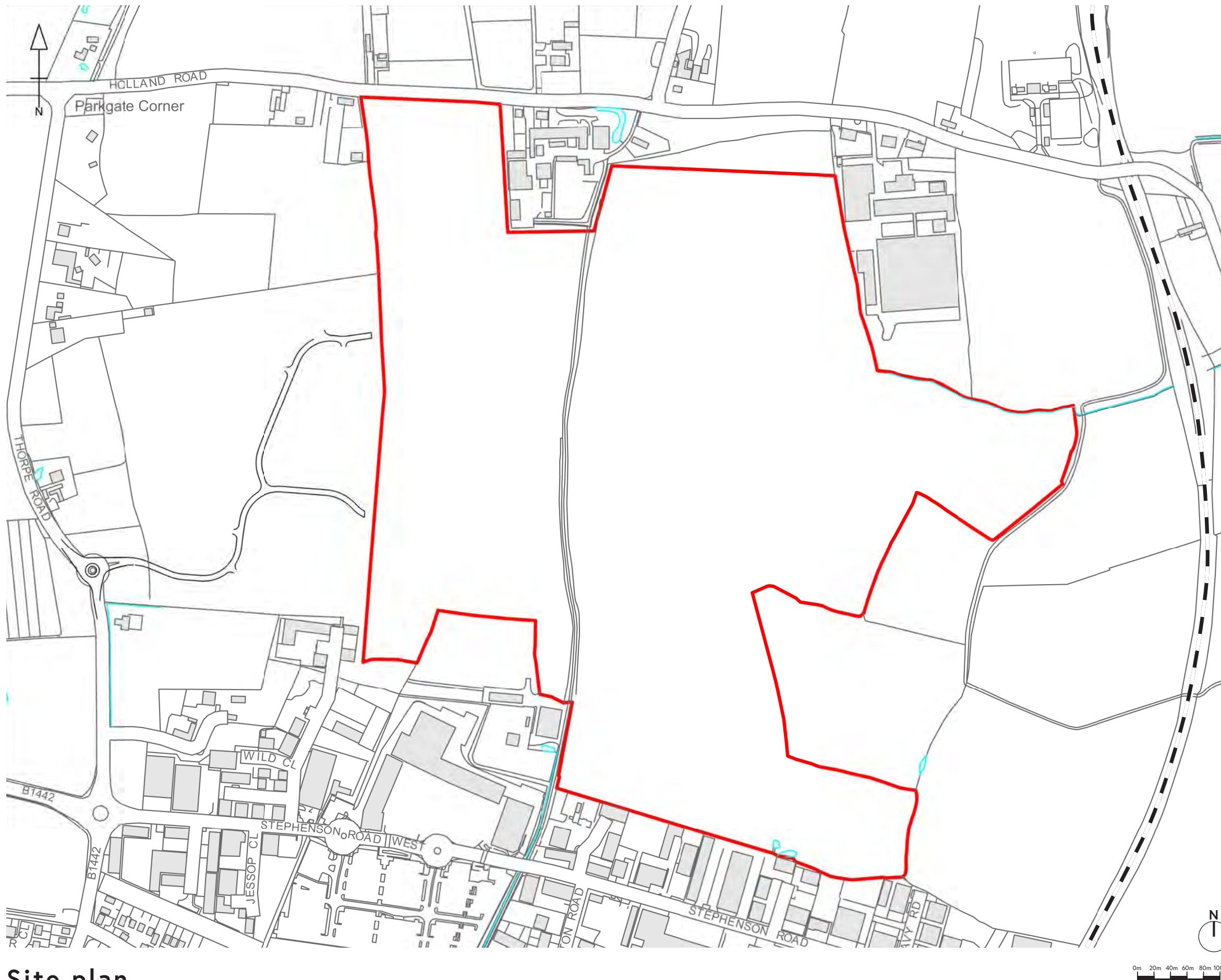
Site plan
Baseline Site analysis

2. Emerging Concept Design

Design principles & objectives
Illustrative Development Framework Plan
Illustrative Phasing Plan
Summary of the proposals



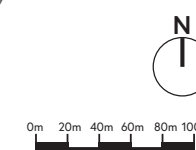
1. Site & Baseline analysis



Site boundary

44.75 hectares
110.56 acres

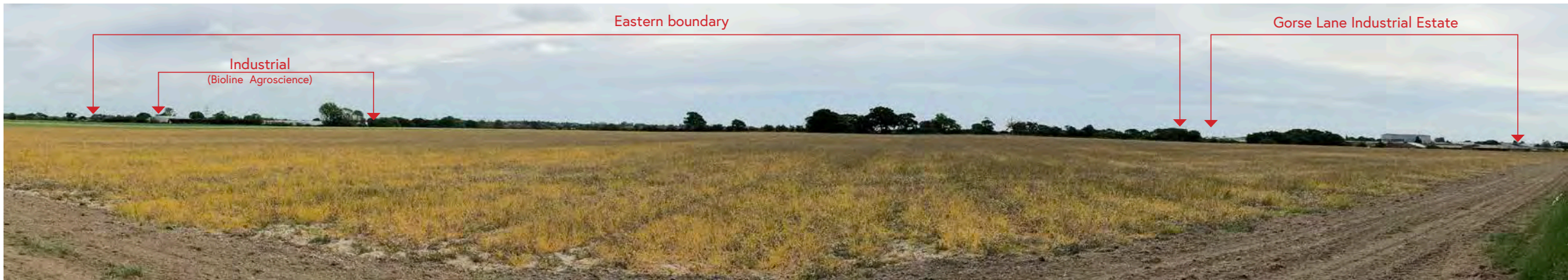
Site plan



Baseline site analysis

The photographs and diagram opposite provide an overview of the existing site and its key features and constraints.

Photographs taken on 22nd May 2020



1. Looking east across the site from the bridleway.



2. Looking east across the site from the western boundary.



3. Bridleway through the site.



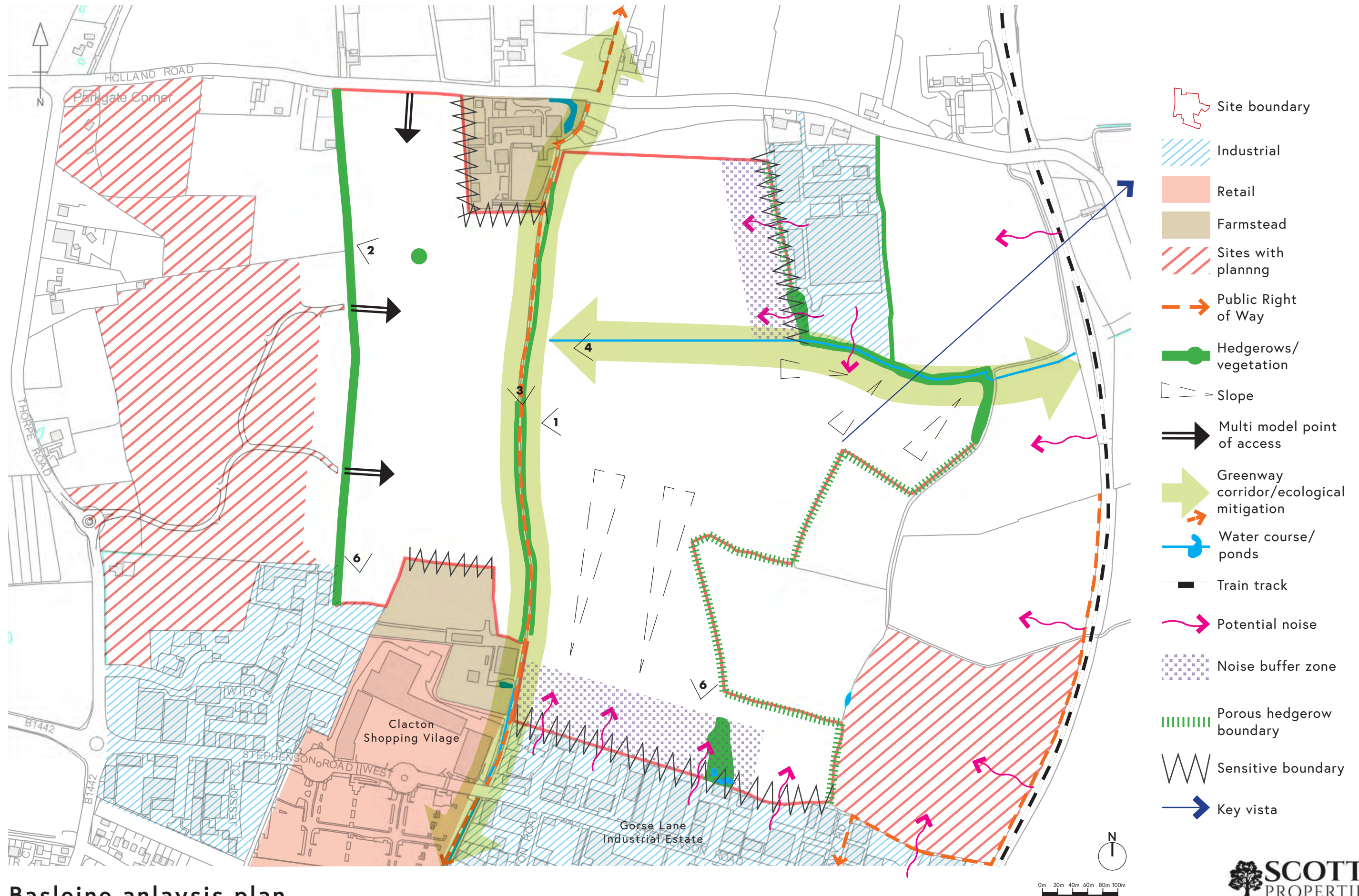
4. Existing water course running across the site.



5. Mature hedgerow and trees along western boundary.



6. Mature hedgerow and trees along western boundary.



Basleine anlaysis plan



2. Emerging concept design

Design principles & objectives

The concept masterplan will deliver a sensitive and sustainable extension to Clacton-on-Sea and achieve the following key objectives for delivering a quality and vibrant place.

Positive identity to ensure that the development responds to the local landscape and creates a desirable place to live.

Viable and sustainable place, deliverable and a long term thriving place, which contributes to the economic wellbeing of Clacton-on-Sea and the wider area.

Connected and safe walkable neighbourhoods, responding to adjoining areas and integrate with Clacton-on-Sea.

Welcoming place which fosters a strong sense of community and provides a range of local needs and facilities to serve both the development and the existing surrounding communities.

Delivering best practice in development which is responsive to ecology connecting and protecting features and also creating opportunities for habitats.

Creating a sustainable place - an environment which encourages healthy, more active and sustainable lifestyles.

Working with landscape assets by retaining and enhancing existing landscape features wherever possible.

Quality of life, with homes for local need, a balanced community delivering a range of homes, space to live and play, good access to facilities.

COMMUNITY HUB - Creating a vibrant community

Oakwood Park is about more than delivering new homes by proposing a new Community Hub, delivering new uses that build on and complement the uses and activities that already exist in the adjoining area. Introduce new uses will create an interesting and vibrant environment and maximising the opportunity for social contact interaction.

The proposed Community Hub will include:

Primary school

An important element within the proposals for Oakwood Park is the provision of a 'Reserve Site' of a new 2 form entry primary school.

The school site would provide for current and future educational needs for both the existing and new communities of Clacton-on-Sea and the surrounding area.

Local shop

The scheme also provides space for a small local centre, or shop. Not only would this provide easy access for residents to purchase everyday essential items, but they also play an important role in establishing a sense of community within a new community. The shop can become a social and economic hub of service to all, but particularly those living alone or without a car.

Local shops help to create a vibrant and healthy local economy and can therefore significantly contribute to the creation of sustainable communities.

Care Home

The development will deliver new housing and care for older people in the area with the delivery of a new care home.

To maximise accessibility and the opportunity for walking and cycling for all, the Community Hub has been located along the proposed network of Greenway Corridors and the primary street.

NEW HOMES - A mix of high quality new homes

Oakwood Park will deliver approximately 900 new homes for the district. The development will provide a rich and broad mix of housing types, sizes and tenures to create a varied community and that responds to the local market requirements, including affordable housing. The development is also seeking to deliver a significant proportion of bungalows as part of the overall housing mix.

GREEN INFRASTRUCTURE - Open spaces for the whole community

The concept Framework PLAN responds to the landscape contours, views, local land uses. A range of types and sizes of spaces will be incorporated across the development, these will include: formal central green space, informal Greenway Corridors and incidental space within the street layout.

Central Green

At the heart of the public open space strategy is the creation of a large Cental Green. The space will provide the main area for recreational open space and a key focal point and hub for the new community.

Greenway corridors

A network of biodiversity and recreational corridors, or 'greenway corridors' are designed to work with existing habitats, by creating strong connections between hedgerows and green lanes. This will create a web of ecology through the development, developing green lungs for the local community to enjoy and also a strong landscape setting for the development parcels.

The greenway corridors will:

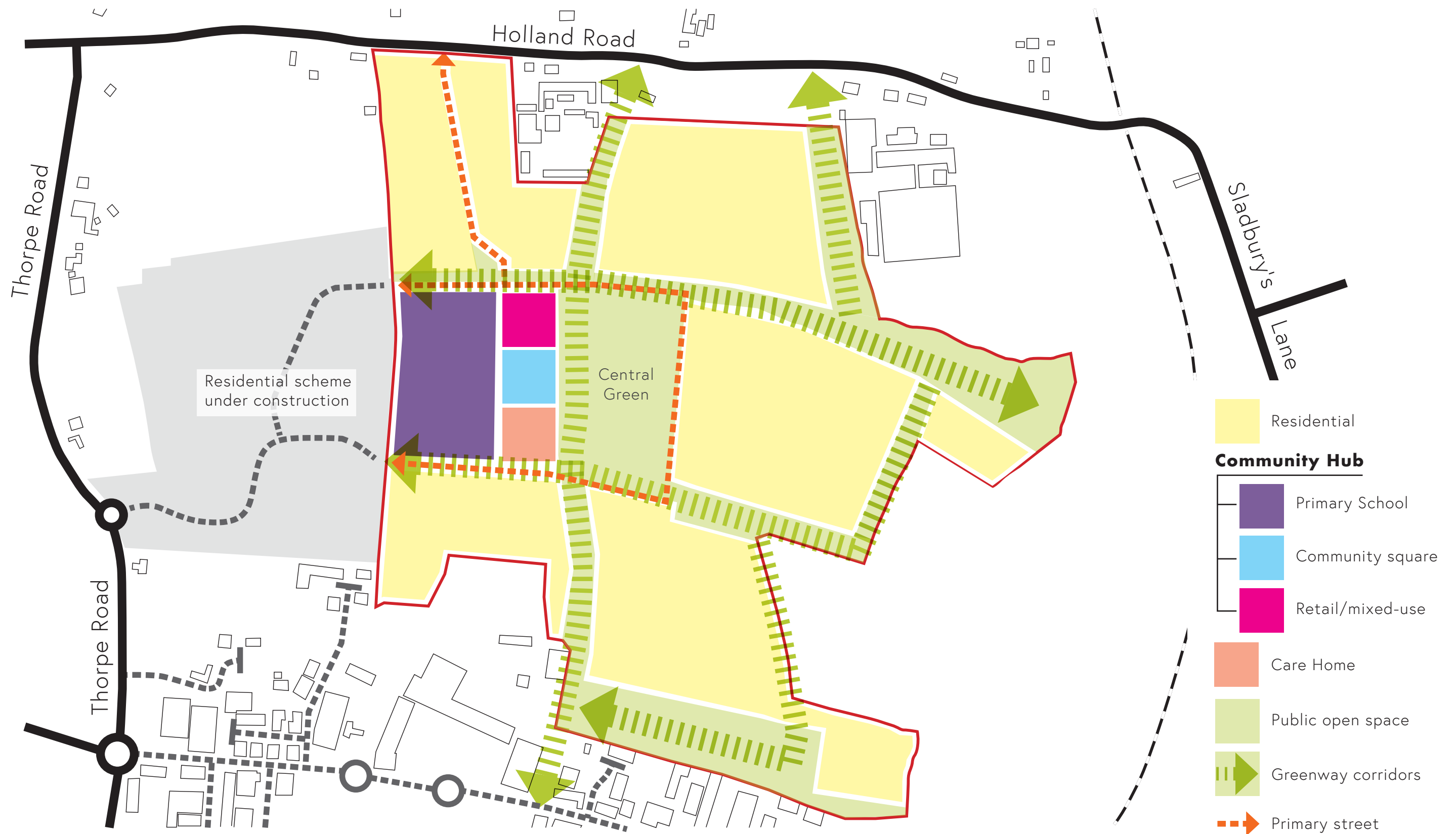
- maintain the important existing network of trees and hedgerows;
- maintain and enhance existing wildlife corridors, habitats and biodiversity;
- maintain the existing footpath running along and within the site, provide new foot and cycle paths linking to new and existing areas of green spaces and the open countryside.
-

Play Spaces

The provision of spaces for children to play and have the opportunity for social interaction and meeting new friends is an important element of any new development. The development will deliver a series of play spaces for children of all ages, including LAPs & LEAPs, providing the opportunity for formal and informal play.

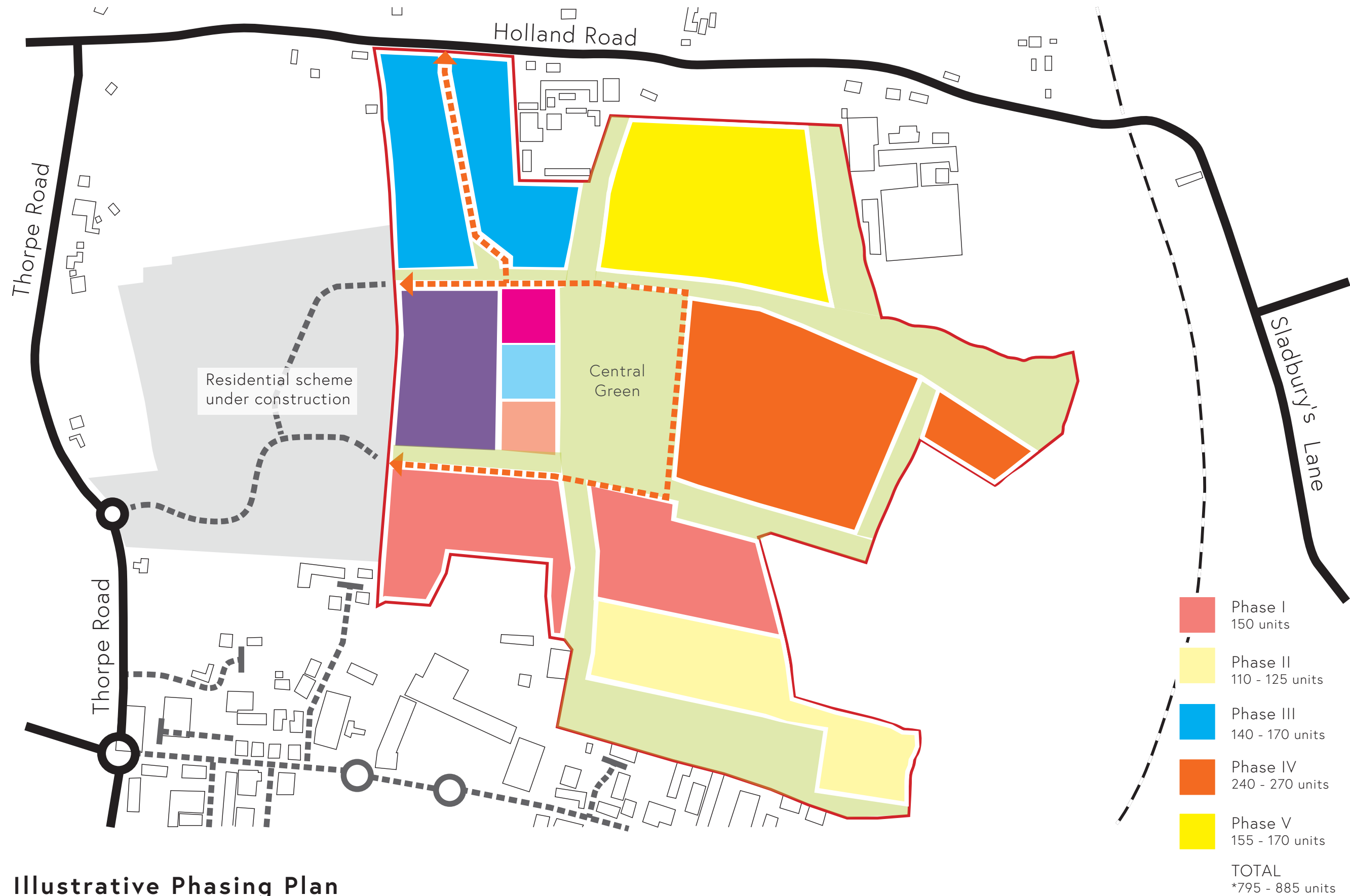
Sports

It is also intended to provide more formal areas for outdoor sports, which encourage a sense of community through the creation of clubs and groups.



Illustrative Development Framework Plan

* All areas and unit numbers shown are approxiamte only and subject to site survey and detailed design



Illustrative Phasing Plan

* All areas and unit numbers shown are approxiamte only and subject to site survey and detailed design

Summary of the proposals

The outline proposals described in this document begin to demonstrate how a new, sustainable, residentially-led, mixed use development in Clacton-on-Sea can be delivered.

This proposal will not only deliver new and much needed housing in the district, including affordable anmd for older people, but also a range of community services such as local retail and a care home as well as new areas of public open green space.

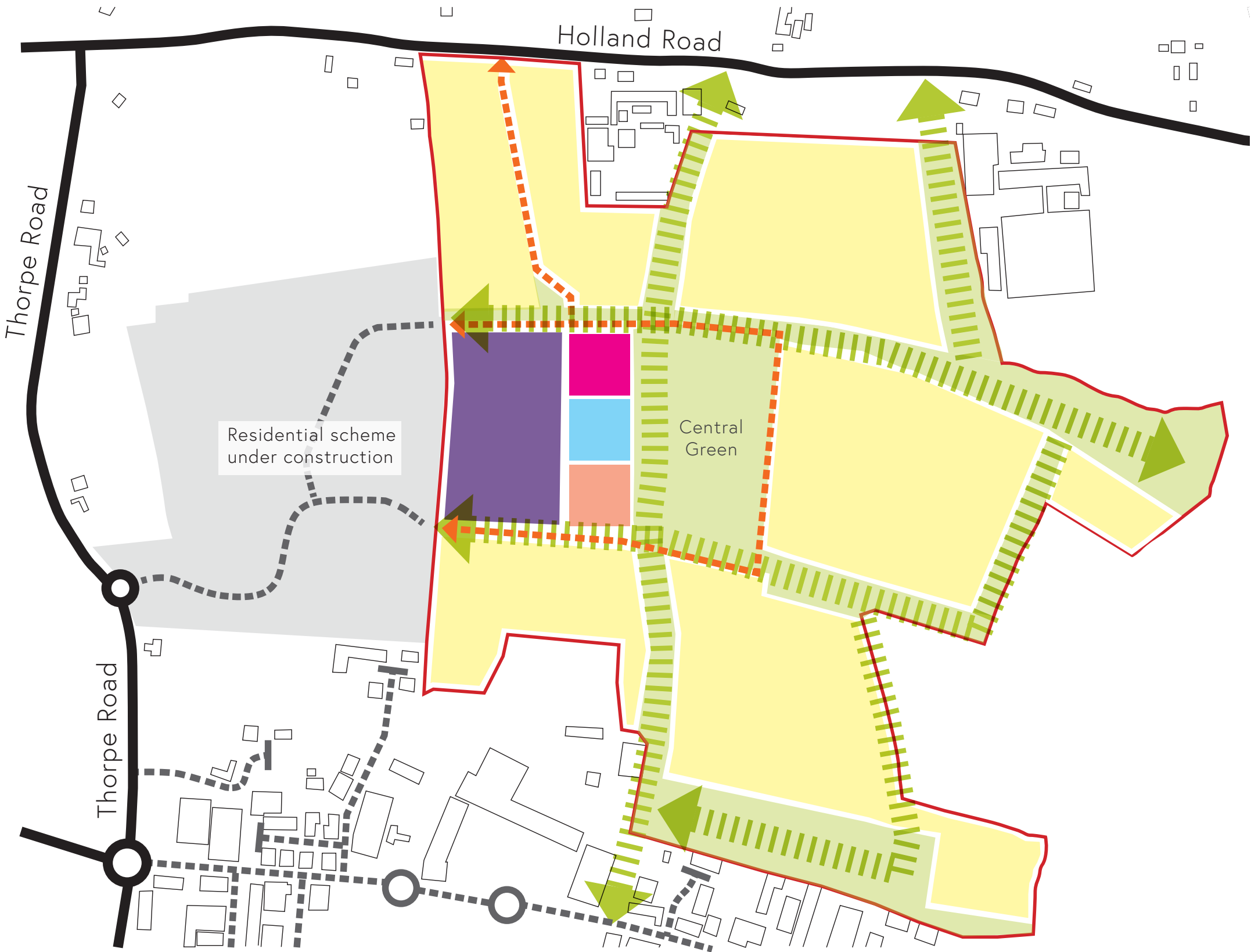
The key elements of the development are:

- A mix of housing including affordable housing, providing approximately 900 new homes.
- Reserve site for a 2 form entry primary school
- New local reatil for local needs including convenience shopping.
- care home and associated facilities.
- Substantial new areas of public recreation and open space providing both formal and informal areas for all ages including sports recreation and areas for nature conservation.

To conclude, the site represents a deliverable opportunity for housing development.

The site is:

- available for development
- suitable for development, and
- development of the site would be achievable.



Illustrative Development Framework Plan



Suite 5, Oyster House,
Severalls Lane,
Highwoods,
Cochester,
Essex CO4 9PD