This exhibition has been prepared by Hargreaves Land to hear your views on proposals for the development of land off Fenn Road to create around 66 new homes along with improvements to Fenn Road and the opening up of the Brook to public access.

The site is shown outlined in red on the aerial plan opposite and has been allocated for residential development by Braintree District Council as HASA 295. For more information on the Local Plan see the following link: https://www.braintree.gov.uk/downloads/file/6464/appendix_4_maps_34-52_halstead_toshalford_church_end.

To make sure your views are considered, please complete a questionnaire which will be used to help finalise the proposals before a planning application is submitted later in the year.

This exhibition will be available online along with the questionnaire at the link the below:

https://www.surveymonkey.co.uk/r/fenn_road
The site is located on the eastern side of Halstead on the corner of Fenn Road and Brook Street approximately ten minutes walk from the High Street.

A Brook running north-south through the middle of the site creates two parcels of land: an eastern parcel and a western parcel, which both slope down to the Brook with a fall of around 10m.

The site is enclosed on all four sides by existing landscape features including hedgelines and trees although these are generally overgrown and unmanaged.

Along the western boundary to Fenn Road there is no pavement and the site is separated from the road by an unmanaged tree line before it falls away to the Brook. (Image 1)

Brook Street along the northern boundary has a rural character with hedgelines on either side (Image 5). The only access to the site is an existing entrance off Brook Street (Image 6).

The Brook is overgrown and inaccessible. The proposal includes the opening up of the Brook and its long term management to improve the environmental, leisure and drainage benefits.
The site is located on the edge of the Town in an existing residential area. It is overlooked on the western boundary by terraced housing along Fenn Road which sit on higher ground with elevated views across to the boundary hedgeline to the fields beyond. (Images 1 & 2)

On the approach into Town from the east along Brook Street (Image 3) the site is screened from view by the rising ground.

There is a more recent area of housing development to the north of the site (Image 4) around Beech Avenue which straddles the Brook leaving the site as the only undeveloped gap along Fenn Road.

To the south of the site is an area of mixed use development including the council depot (Image 5) and St John’s centre which front onto Fenn Road with the Bluebridge Industrial Estate behind.

The existing site access (Image 6) off Brook Street which is around 100m from the Fenn Road junction enters the eastern side of the site alongside the Brook.
**our concept** is for a scheme with different character areas either side of the Brook linked by a bridge which will open up the Brook as a new public open space. The development will sit within the landscape setting maintaining views from Fenn Road and providing:

- A **green edge** to Fenn Road with a new pavement and the opportunity for local road widening.

- A **green corridor** along the Brook as a publicly accessible open space.

- A **bridge** connection across the Brook for pedestrian and cycle access.

**Key**

1. Access off Fenn Road
2. Access off Brook Street
3. Opened Brook corridor
4. Bridge link and cycle path
5. Public open space
6. Green edge to Fenn Road
7. Western parcel: around 40 homes planned around a Street
8. Eastern parcel: around 20 homes planned around a Lane

The following two boards describe the character of the proposals for the development on each side of the Brook.
This illustrative section is through the western parcel as it slopes down to the Brook from Fenn Road.

It will be served by a new vehicle access off Fenn Road.

A new pavement and green edge will be constructed along Fenn Road with the option of widening the road locally to improve traffic conditions and parking.

The development will sit at a lower level than the existing housing along Fenn Road retaining the open views across the site.

There will be a mix of dwelling types including affordable and starter homes. A final mix will be agreed with Braintree District Council to meet local needs.

A footbridge will give access to an open space alongside the Brook which will include a playspace for toddlers and younger children.
This illustrative section is through the eastern parcel as it slopes down to the Brook from the eastern boundary.

It will be served by an improved existing vehicle access off Brook Street.

The eastern boundary will be reinforced with new tree planting and the ongoing management of the existing hedgeline.

The development will sit on an upslope when viewed from Fenn Road and is intended to be more rural in character with building types and a density creating a layout and roofscape that are sympathetic to views from Fenn Road and appropriate the rural edge setting of the Town.

Consideration is being given to making part of this site available for 'custom build' and 'self build' homes. A form is available if you wish to register interest.