

Larks Wood Park

Wickford

Creating opportunities, improving lives





Background & The Site

This brochure has been prepared on behalf of Pigeon Investment Management and Wickford Ltd, to assist in the promotion of their proposals for Larks Wood Park at Wickford. Pigeon has a proven track record of delivering strategic development sites across the eastern region, working closely with local councils, key stakeholders and the community. Their schemes are designed to provide additional benefits and make a lasting contribution to the communities they serve.



New Pre and Primary School

Basildon Borough Local Plan

Pigeon have been actively involved in promoting Larks Wood Park as a strategic urban extension to the south of Wickford as part of Basildon Council's Draft Local Plan since 2013. They have assembled a team of leading advisors including Strutt & Parker, Peter Brett Associates, Liz Lake Associates and The Landscape Partnership to demonstrate that the proposals for Larks Wood Park will be sustainable and deliver tangible and important benefits for the local area. These include:

- Up to 1,400 high quality new homes.
- Affordable homes in accordance with policy.
- Specialist housing for care and priority elderly housing (as required).
- Benefits above and beyond normal CIL / S.106 expectations, including:
 - Extension to the Country Park, improvements to the entrance and investment in the park,
 - Improvements to The Wick Community Centre,
 - Enlargement of the local GP Surgery,
 - A new Pre and Primary School,
 - Improvements to local roads and junctions with widening, re-alignment and priority lanes to the wider benefit of the town,
 - Extensive new green infrastructure securing openness of the southern boundary and creating a destination sports location within Wickford, and
 - Land receipt to the Council of significant value

Throughout the Plan process, Pigeon has addressed issues associated with infrastructure provision and particularly transport. It is a primary aspect of the proposal that Larks Wood Park is aligned with the necessary transport, green infrastructure, education, utility, health and community facilities to come forward with the development of the land.

These are key ingredients to the development which would not only benefit Wickford but the district as a whole. This brochure explains what could be delivered with slight changes to the current emerging Local Plan allocation and provides an indication of phasing.



Larks Wood Park Site

The site has been identified in the emerging Local Plan and is shortly to be submitted to The Inspectorate for Examination. The Revised Publication Local Plan identifies the site as allocation H12 – South of Wickford.

Although the site is currently in the Green Belt, the Council's evidence demonstrates that it is one of the most suitable sites for development in Wickford and the wider Borough. It is adjacent the southern edge of the Town with housing on two sides. It would have very limited impact on the local landscape and ecology. The site is to the south of Wickford where peak hour traffic would have very limited impact on the town itself, as traffic mainly heads south to the A127.

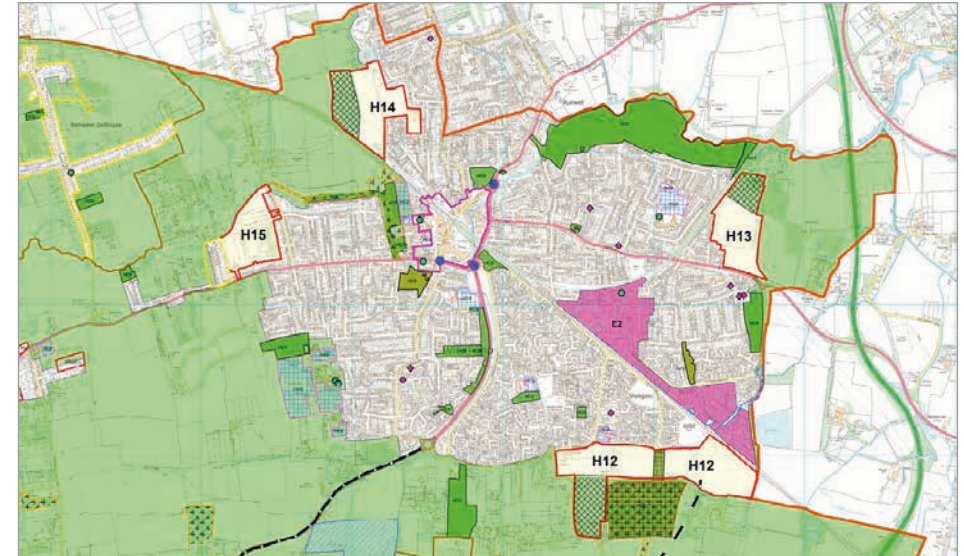
The site is approximately 74 hectares in size. It extends to the west, east and north of the Wick Country Park and surrounds Fanton Hall Farm Business Park. It extends south to the power lines that cross the area. It is mainly arable land at present.

Proposals and Masterplan

Larks Wood Park is being promoted for up to 1,400 new homes and open spaces.

Some 37 hectares of the total area could provide a variety of homes through a range of densities and house types. More than half of the total area could be set aside for community assets including a new pre and primary school, an expansion of the Wick Country Park and extensive new green infrastructure.

The Masterplan opposite, submitted for the Local Plan, identifies areas agreed with Officers for residential development in brown, an extension to the Country Park in green, and a recommended location for the school in yellow. Areas identified at E, F & G1/2 on the Larks Wood Park Master Plan are not in the Council's current allocation. However, these areas would be suitable for high quality, low density new homes, to transition between the plotlands to the west and open countryside beyond.



Larks Wood Park Masterplan Proposal



Access and Movement

The proposed development is able to directly provide important improvements to the road network around Wickford. Larks Wood Park can on its own deliver changes to junctions along the A132 to improve the traffic flow through Wickford. In addition, it can assist in funding the proposed junction from the A127, if required.

Some of the improvements to the A132 are being prepared by County Highways and will require funding. Others can be delivered as a direct result of Larks Wood Park. All of the proposals are designed to improve traffic flow in and around Wickford.

Essex County Council have confirmed that the vast majority of traffic using the roads in Wickford head to the A127 in the morning and evening peak respectively. Traffic from Larks Wood Park, at the south of Wickford, would head directly to the A127 rather than through the town. This is preferable to other locations around Wickford, which may have a direct impact on local roads and the strategic network. We are proposing immediate localised improvements to enable Larks Wood Park to come forward, but combined with a wider package of road improvement measures for the A132 and the centre of Wickford.

Critically, at around 1,400 new houses the scheme would be financially more capable of delivering a number of important road improvements around Wickford to assist the Council and the County Council in meeting its objectives to upgrade the highway infrastructure to deal with existing problems and provide for future growth.

Road Proposals

These road improvements are not required to serve LWP but are proposed as wider town benefits to be delivered by the scheme:

- 1 RUNWELL ROAD JUNCTION

The layout of the Runwell Road junction restricts opportunities for improvements. Partial signalisation could however be provided which would improve flow at peak hours resulting in less queuing.

- 2 CRANFIELD PARK ROAD TO NEVENDON ROAD

A Dedicated left turn from Cranfield Park Road to Nevendon Road can be provided with a longer merge length on Nevendon road to assist with flow around the roundabout.

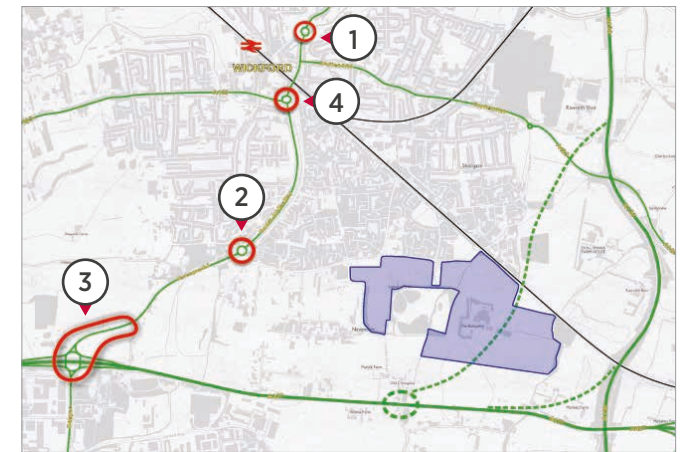
- 3 IMPROVEMENTS TO THE NEVENDON INTERCHANGE

Essex County Council improvements aim to reduce queues and delays through widening to increase the merge length.

- 4 RADWINTER AVENUE

Can be widened at its approach onto the A132 roundabout to reduce queuing onto the roundabout. A lot of traffic joins the A132/Radwinter roundabout just to go back on itself due to the design of junctions to the west and north. Changes would remove the 'u turning' traffic.

All of these additional benefits can be delivered in the public highway on land controlled by Essex County Council.





Parking, Buses, Walking and Cycling

PARKING

The development will manage its internal traffic by accommodating parking for all new homes fully in accordance with the Council's standards with suitable estate roads and parking provision.

BUSES

Central to the development will be a bus service to support local services, not just for the site but also for the wider community. Discussions with First Group have identified improvements to the 15 and 25 service. The key advantage of the service improvements is for residents to reach local employment and retail in Wickford and Basildon.

WALKING/CYCLING

It is proposed to make improvements to the Wick cycle path. A new cycle link heading south towards Pitsea and Basildon, combined with connections north to the existing network, ensure Larks Wood Park integrates with Wickford and the wider District. A bridge over the A127 could be provided in the longer term to safely cross the road. A cycle link could be delivered through the Wick Country Park if desirable, or around the Park and through the proposed site.

The scheme will be walkable with the proposed playing fields to the south and an enlarged Wick Country Park in the centre. The development will encourage walking to local facilities within The Wick, including the Neighbourhood Centre, Abacus Primary School and the Wick Community Centre.

Green Infrastructure

Larks Wood Park will provide extensive green infrastructure securing structural landscaping and openness for the southern boundary. This is appropriate to the Green Belt and beneficial to both the town and the Borough as a whole.





Phasing / Delivery

We are concerned by the Council's suggested phasing recommendations. The site is capable of being delivered in the following phases, bringing benefits to Wickford through a promptly and consistently sustained development programme.



New care home

LWP Phasing (from lawful commencement)

- YEAR 1 | 50 New homes
- YEAR 2 | 50 + Care Home (as required)
- YEAR 3 | 75 + p/p School Site (serviced) + GP improvements
- YEAR 4 | 100 + Country Park & Improvements to entrance
- YEAR 5 | 125 + p/p School

WICKFORD HIGHWAY INFRASTRUCTURE - all delivered by 5th year

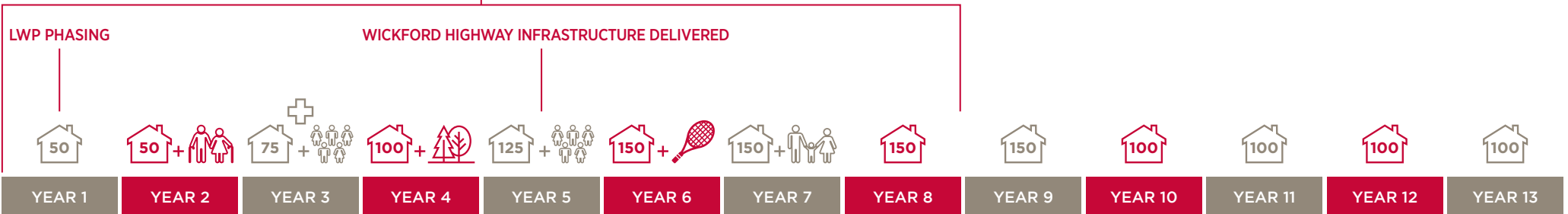
- YEAR 6 | 150 + Green Infrastructure
- YEAR 7 | 150 + Wick Community Centre
- YEAR 8 | 150
- YEAR 9 | 150
- YEAR 10 | 100

AFFORDABLE HOUSING - evenly spread over ten years but delivered by 8th year

- YEAR 11 | 100
- YEAR 12 | 100
- YEAR 13 | 100

TOTAL | 1,400

AFFORDABLE HOUSING DELIVERED THROUGHOUT YEARS 1-8



Conclusion

Larks Wood Park offers an unrivalled opportunity for up to 1,400 new homes delivered across the life of the Plan to provide a continuous supply of new homes. The houses would be able to meet a full range of housing needs in a sustainable location, to successfully integrate with the existing neighbourhood at The Wick with its community and social, retail and education facilities. The site has excellent links to jobs, social and recreational facilities in Wickford and Basildon. There are no overriding environmental, technical or highway constraints that would prevent an early delivery.



New Pre and Primary School

Benefits

The development will provide a number of significant benefits for new and existing residents in Wickford and throughout the Borough. These include:

- Around 1,400 new homes with a policy compliant mix of affordable homes
- Specialist housing for care and priority elderly housing
- Opportunity for self build
- Extension to the Country Park, improvements to the entrance and investment in the Park
- Improvements to The Wick Community Centre and the local GP Surgery
- New pre and primary school with room to expand
- Improvement to Wickford town centre roads and junctions
- Extensive green infrastructure
- Benefits above and beyond CIL / S.106 expectations
- Land receipt / interest of significant value to the Council
- Larks Wood Park is designed to provide significant benefits which will make a lasting contribution to the Wickford community



Further information

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