



# The Folley 2, Layer de la Haye

## Vision Document

Project reference 7153  
Date August 2025  
Status Vision Document

Rev	Date	Revision Notes	Author
-	04.08.25	Initial Issue.	AW
A	04.08.25	Revised to client comments.	AW

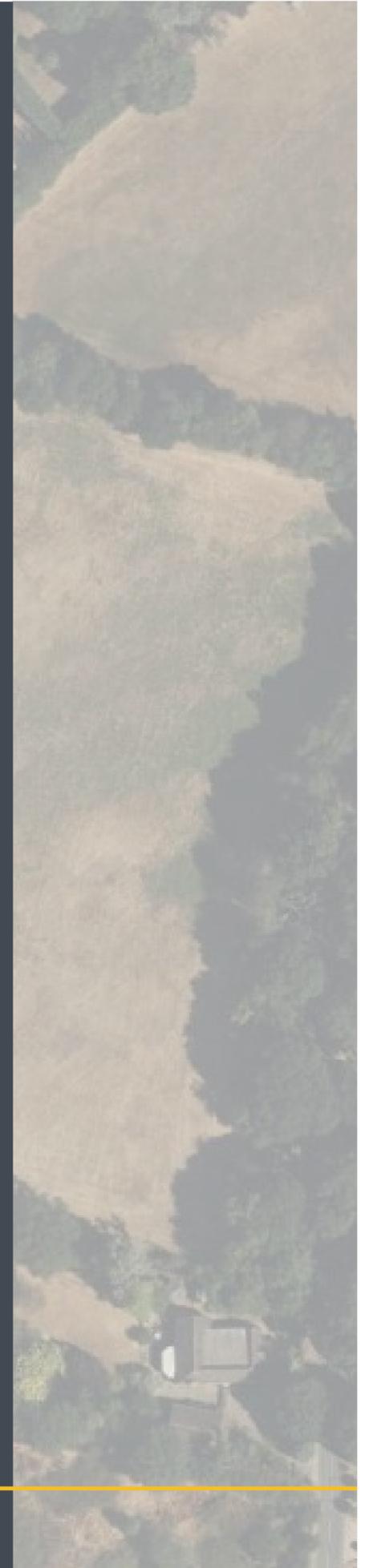
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# 1.0 Introduction

1.1 Purpose of the Document

1.2 Document Structure



## 1.1 Purpose of the Document

The purpose of this document is to provide a strategy for the promotion, planning and delivery of a Site known as The Folley 2, Layer de la Haye ('the Site'). The document has been prepared by Stanley Bragg Architects Ltd on behalf of Ceres Property and highlights how we envisage the potential for the Site to support a residential-led development of up to 50 homes.

It is our aspiration that the proposals will evolve through engagement with Colchester City Council and other key stakeholders, including Layer de la Haye Parish Council, together with further technical work to be undertaken by our expert team of consultants.

## 1.2 Document Structure

### Section 1: Introduction

Describes the purpose of the document, content and scope.

### Section 2: Site

Characteristics of the site and description of the development.

### Section 3: Context

An assessment of the area's history, character, transport links and facilities that inform the design process.

### Section 4: Technical

Review of technical information available for the site, culminating in a combined constraints and opportunities plan.

### Section 5: Masterplan

Setting out the vision process, explaining the concept and design principles before introducing the masterplan.

### Section 6: Landscape Strategy

Information and drawings setting out the landscape-led approach.

### Section 7: Conclusion

Justify and confirm why the Site is available, suitable and deliverable and should be considered for development.



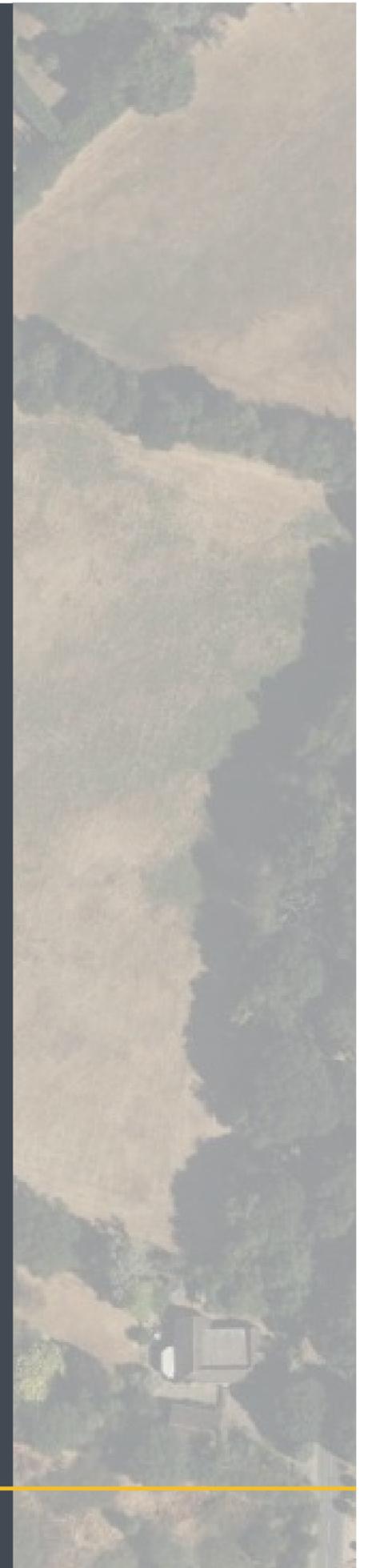
Aerial Photograph of Site.

## 2.0 Site

2.1 The Site

2.2 Planning Context

2.3 Visual Tour of the Site



## 2.1 The Site

The Site is located on the northern side of the village of Layer de la Haye, between the High Road (B1026) and The Folley. It is therefore a well 'contained site' when viewed from the wider shape of the village and surrounding area.

The Site measures 3.16 hectares and is located between two clusters of homes within Layer de la Haye – a row of existing houses along the High Road to the west and a development currently under construction to the south, which is accessed from both The Folley and Greate House Farm Road.

Key features of the Site include:

- Mature landscape borders to the northern, southern and eastern boundaries.
- Existing development to the west, varying in height, with large rear gardens.
- A Public Right of Way (Footpath 3) runs along the southern edge of the site.
- There is a change in levels across the site, approximately 5m from north to south.
- There is an existing dwelling in the south-east corner of the site.
- The vegetation along the eastern edge of the site provides a buffer from The Folley.



Key:

— Site Boundary (3.16 ha)

Site Location Plan.

## 2.2 Planning Context

The Colchester City Local Plan 2017-2033 comprises of two sections. The first provides a shared strategic policy context and addresses cross boundary matters for North Essex. The second part of the Plan provides the policy framework, site allocations and development management policies for the Borough up to 2033. This was adopted by Colchester Borough Council in 2022.

Colchester is a diverse and growing borough, with a vibrant town centre, attractive villages and important natural landscapes. Over the next fifteen years the Borough will face many challenges, such as population growth and change, evolving economic trends and the need for more sustainable transportation. The Local Plan addresses these challenges to meet the needs of current future generations while also protecting and enhancing the environment and people's quality of life.

The Local Plan considers Layer de la Haye as a sustainable settlement and suitable for additional residential growth.

The land to the south of the site was identified for residential growth. The Plan states that this site is in a location which integrates well with the existing settlement by utilising existing screening features and new open space can be delivered without detrimental impact on neighbouring residents and the surrounding landscape.

The adjacent rural exception site was brought forward as a part of the approved masterplan for this area.

The application references for these approvals are 211392 and 211393.

Reserved matters was approved in July 2024 for 70 dwellings (application ref. 231600).

The proposed site would provide infill development between the dwellings along the High Road and those currently under construction.

The Local Plan also states that new development will be required in Layer de la Haye to contribute to local infrastructure to mitigate the impact of additional residents in the village. Consequently, an appropriate level of growth would assist in further sustaining and supporting the community within the village and in particular allow for the provision of additional community benefits and improve facilities.

Draft iterations of the new Local Plan have identified the proposed site as being suitable for future allocation.



Approved Reserved Matters Site Plan.

## 2.3 Virtual Tour of the Site

The following area a series of Site photographs which highlight the key characteristics of the Site and its immediate context.



Photograph Location Plan.



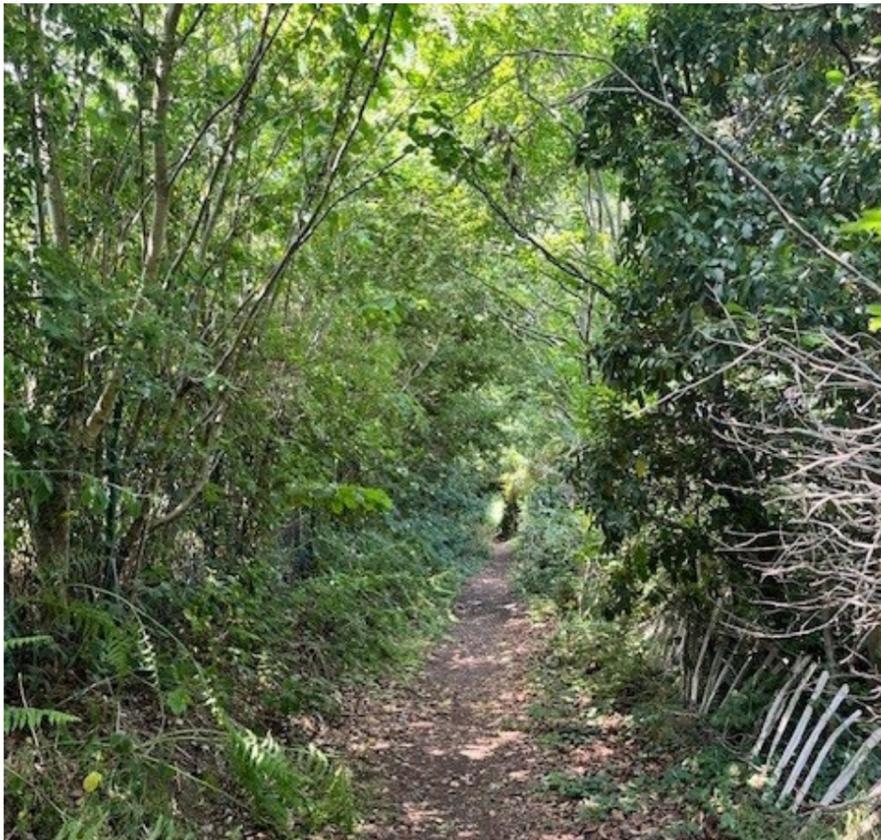
1 - View into site from existing gate along The Folley.



2 - View along The Folley.



3 - Northern boundary as seen from The Folley.



4 - Public Right of Way.



5 - Eastern boundary with existing dwelling.



6 - View across site from PRow.



7 - Electric pole along southern boundary.



8 - View across site from PRow.



9 - Western boundary with existing dwelling.



10 - Electric pole along southern boundary.



11 - Existing gate access.



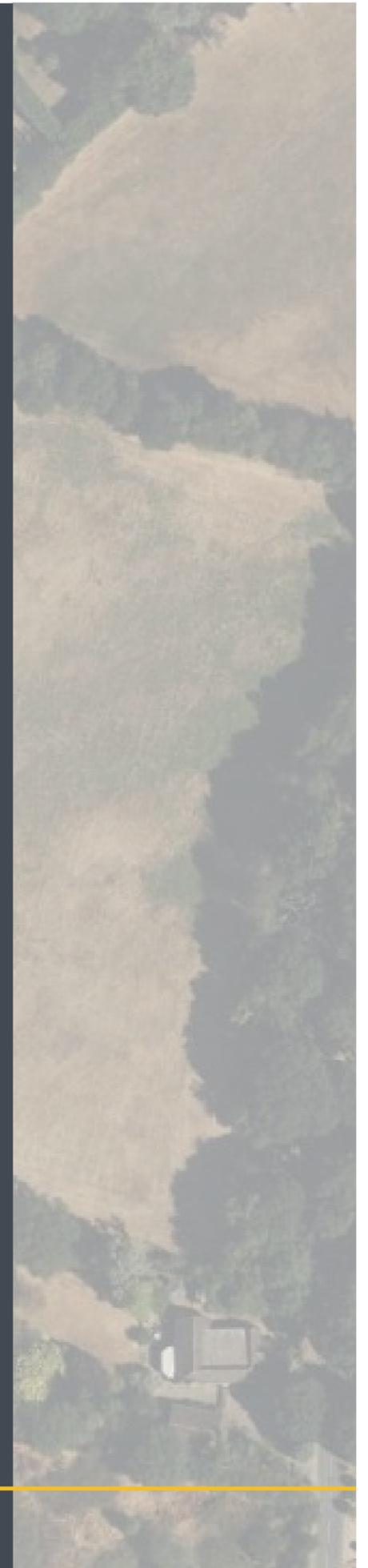
12 - Eastern boundary as seen from The Folley.

## 3.0 Site

3.1 Borough Context

3.2 Community Facilities

3.3 History



### 3.1 Borough Context

The village of Layer de la Haye is located centrally in the borough of Colchester and is within close proximity to the city of Colchester.

The site enjoys good connectivity being located near to the B1026, which provides direct access to Colchester. The city is 5 miles to the north of the site, accessed via the High Road. The B1026 is a key road that connects Colchester to Heybridge and Maldon beyond.

#### Buses

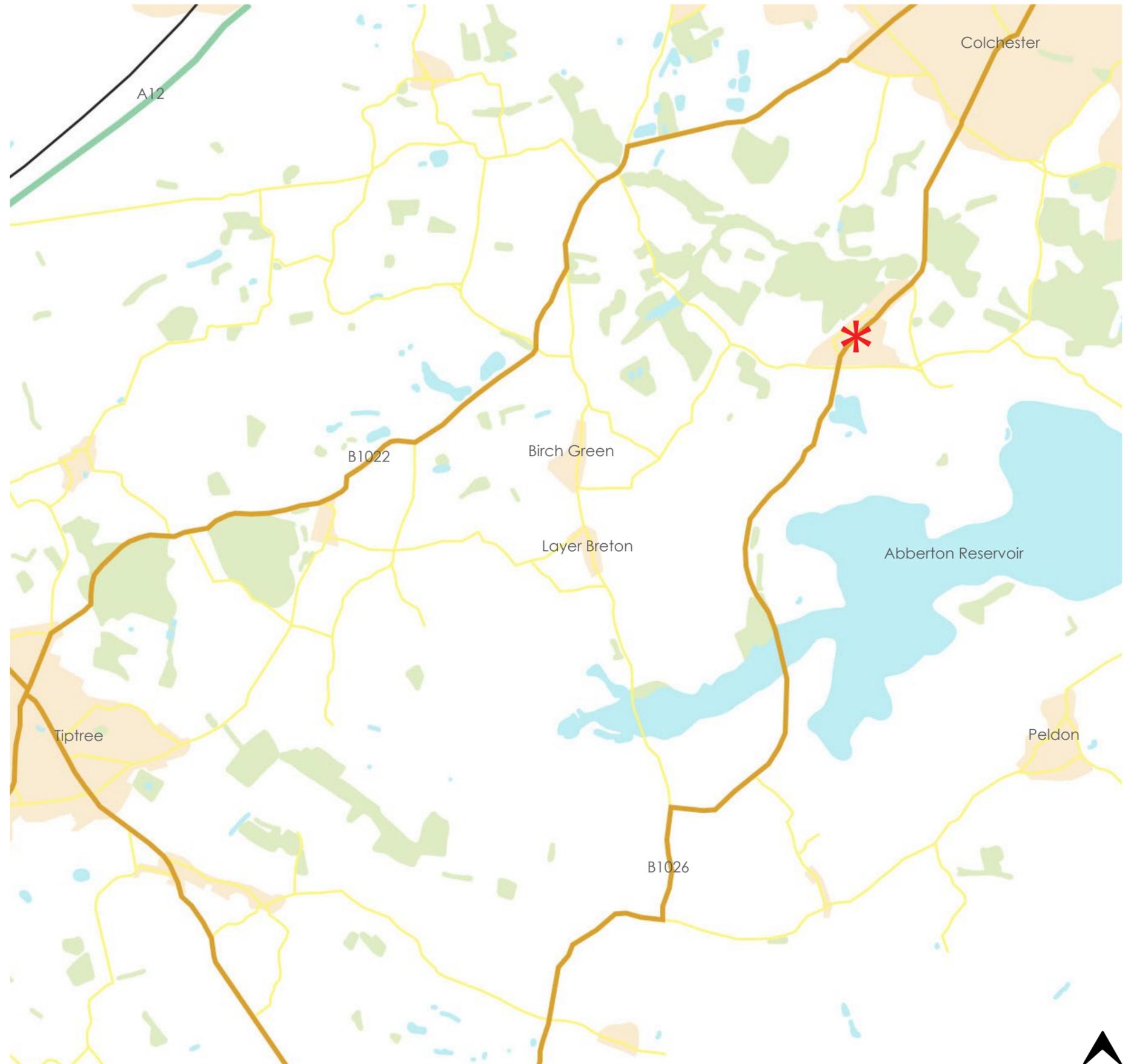
There is a bus stop located where the High Road meets Les Bois, within 150m from the site and easily accessible via the Public Right of Way. Bus service 50 provides services between Tollesbury and Colchester whilst the 69 service is part of the Colchester Shoppers network and runs between East Mersea and Colchester City Centre.

#### Highways

The B1026 is the main route through Layer de la Haye, however the A12 can be easily reached within 15 minutes. This is the main regional route that connects this part of the borough with London and the M25 to the south and Ipswich to the north.

Key:

-  Layer de la Haye
-  A Road
-  B Road
-  Local Road
-  Train Line
-  Existing Settlement
-  Water Body
-  Area of Greenery/Forest



Site Location Plan.

### 3.2 Community Facilities

The site is well located to take advantage of existing facilities located within Layer de la Haye.

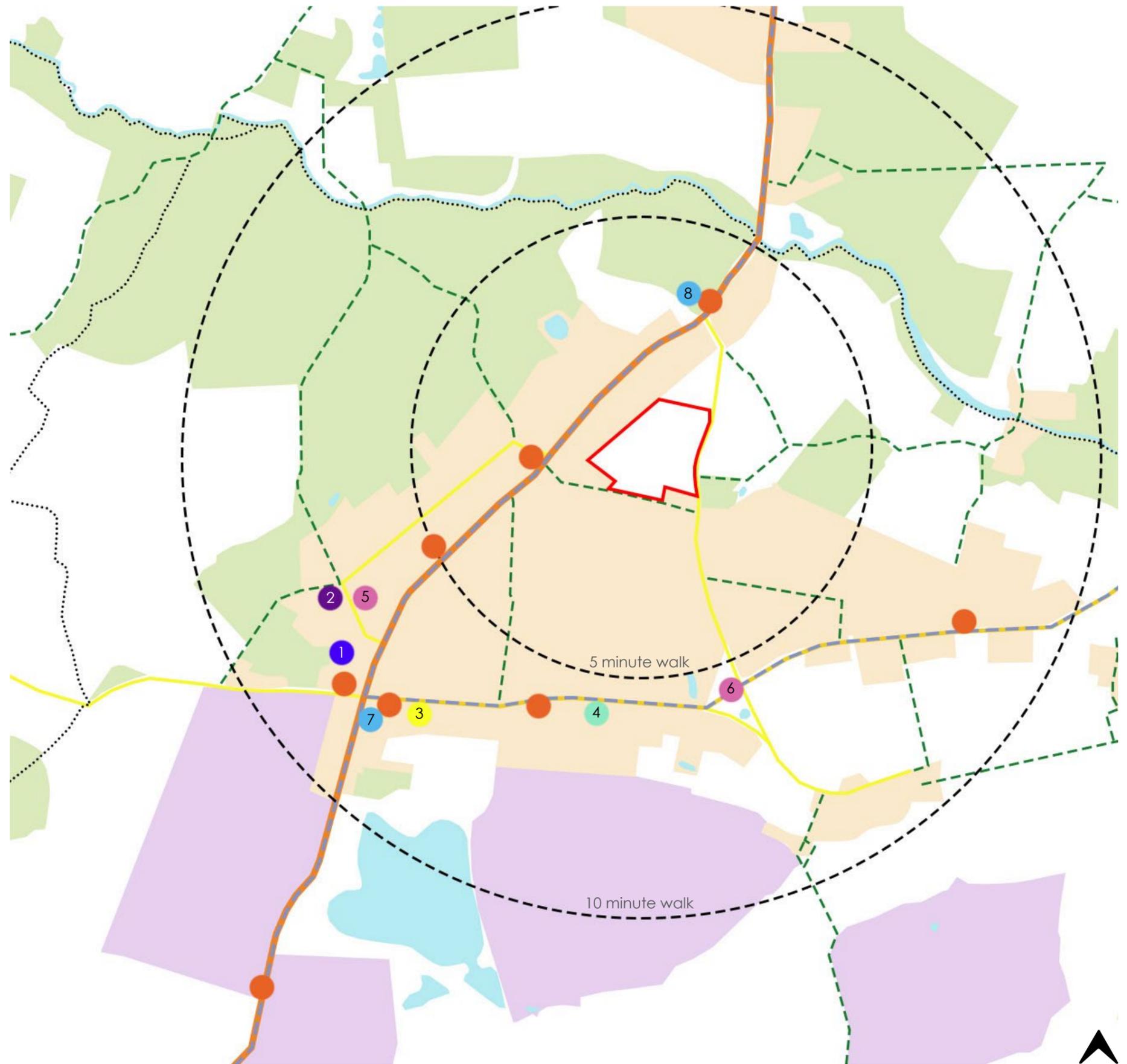
Some of the key facilities, also highlighted in the plan opposite, include:

1. Layer de la Haye Primary School
2. Layer Village Hall
3. Premier village shop
4. Malting Green Surgery and Winstree Medical Practice
5. Public open space at New Cut
6. Public open space at Malting Green
7. The Layer Fox Public House
8. The Donkey and Buskins Public House

A Bannatyne Health Club is located within a short distance to the north of the village.

Key:

- |   |   |
|---|---|
|  Site Boundary        |  Doctors Surgery   |
|  B Road               |  School            |
|  Local Roads          |  Public House      |
|  Bus Route            |  Shop              |
|  Public Right of Way  |  Bus Stop          |
|  Public Footpath      |  Village Hall      |
|  Woodland             |  Public Open Space |
|  Existing development |   |
|  Farmland             |   |
|  Water                |   |



Local Facilities and Services Plan.

### 3.3 History

Layer de la Haye's history stretches back to Saxon times, with its early name being Legra, meaning 'lookout' due to its elevated position. The old settlement was on top of the hill where the church now stands, providing an excellent vantage-point against raiding parties from the coast.

Later the name became Leger which means 'mud'. This is a Norse word and may have been used to describe the soil and marshland around the village.

By the time of the Norman conquest the name Layer was in use, which translates to 'owned by' and the 'de la Haye' was added when the family owned a substantial amount of the land. The village was ravaged by the Black Plague of the 14th Century, with the church becoming derelict until it was restored by the monks of St John's Abbey in Colchester. The Abbey also played a significant role in the village's development, owning land and building structures such as the Greate House. Later, the village was under the control of the Tey family, who held the manor.

Layer de la Haye has a rich history of vernacular architecture, reflecting the traditional building practices and styles of the region. This includes timber-framed houses, agricultural buildings and more recent developments that draw inspiration from these older styles and the wider Essex vernacular.



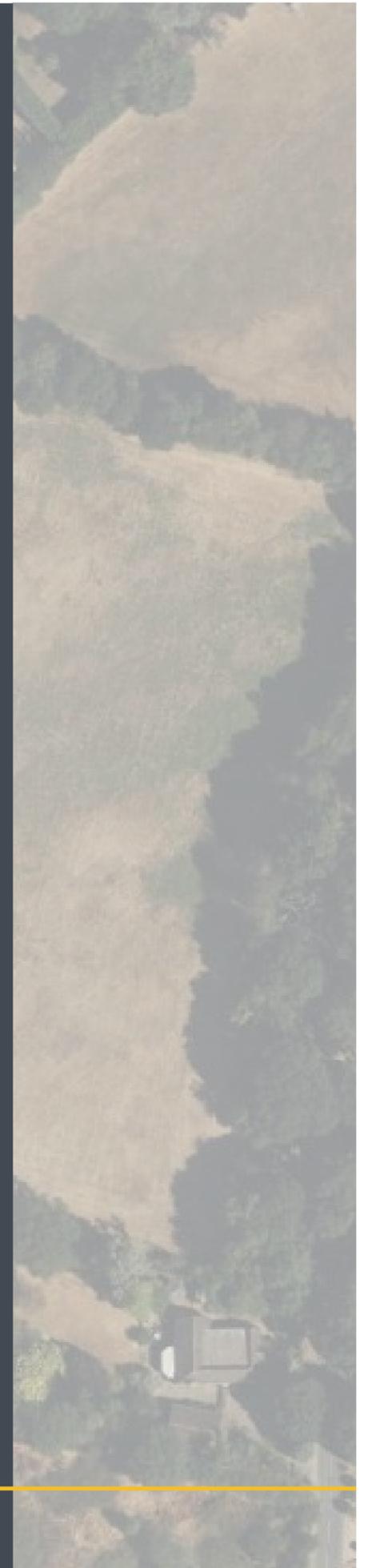
Essexia Comitatus Map, 1644.

# 4.0 Technical

## 4.1 Technical Studies

- 4.1.1 Transport
- 4.1.2 Utilities
- 4.1.3 Ecology
- 4.1.4 Arboriculture

## 4.2 Opportunities and Constraints



## 4.1 Technical Studies

### 4.1.1 Transport

The proposal relates to the provision of up to 50 dwellings. Based on experience of the TRICS database it is anticipated that the 50 dwellings would generate in the order of 30 two way traffic movements, i.e. combined arrivals and departures, during the weekday peak hours. Additional traffic flows of that nature would not have a severe impact on the operation of the local road network.

The site access would be designed to accord with the requirements of the Essex Design Guide (EDG). In that regard the main spine road would be 5.5m wide with 2m footways on either side. The speed limit on The Folley adjacent to the site is 30mph and therefore visibility splays of 2.4m x 43m would be provided at the site access junction. Refuse collection is proposed from within the site and suitable turning areas that accord with the requirements of the EDG would be provided within the site.

Parking would be provided in accordance with the September 2024 Essex Planning Officers Association (EPOA) Parking Standards Design and Good Practice. One of each of the car parking spaces allocated to the dwellings would be fitted with an electric vehicle charging point. Each property would have a garden, where a shed could be provided, and some would also have a garage. Therefore dedicated cycle parking is not proposed.

Bus stops on the B1026, Layer de la Haye primary school, the recreation ground, the local village stores and other local facilities would all be accessible on foot via Layer de la Haye public footpath number 3, which runs adjacent to the site's southern boundary. National Cycle Route 1 is located approximately 2km to the west of the site and provides a connection to Colchester City. The southern edge of the Colchester urban area would be approximately 5km, i.e. at the limit of the generally recognised typical maximum cycling distance from the site, via the route which is offroad for much of its length locally.

### 4.1.2 Utilities

Full utility searches have been completed, including for electricity gas and water assets. These confirmed there were no existing apparatus that would cause any constraints within the site and should provide opportunities for future connections subject to further correspondence with the utility providers.

It is anticipated the proposed foul drainage will drain to the existing

adoptable network in The Folley via gravity subject to capacity checks and section 106 sewer connection approvals with Anglian Water.

For surface water disposal The British geological mapping illustrates that the existing geology could be suitable for infiltration therefore it is assumed that all surface water runoff from site will drain to the ground via infiltration in compliance with building regulations and ECC LLFA hierarchy. An open SuDs feature in the form of an infiltration basin has been located at the low point of the site. Further infiltration tests will be completed at the appropriate time and the surface water disposal strategy will be adapted to suit these results accordingly.

### 4.1.3 Ecology

The majority of the site is agricultural grassland which had been cultivated until recent years. The development has an opportunity to provide enhancements for biodiversity through implementing a greens pace with high quality grassland on-site such as a wild flower meadow.

Significant ecological features include a boundary native hedgerow (with young trees) along the south boundary of the site. This hedgerow can be enhanced through supplementary native species planting and implementing a sensitive ecology management regime, which will result in benefits for biodiversity.

Two lines of trees in the north and south could be improved through the development by providing scrub buffer planting and the creation of a transitional habitat, which would provide additional benefits to the site's biodiversity value. Further habitat assessment is ongoing and shall inform further surveys in due course.

## 4.1 Technical Studies

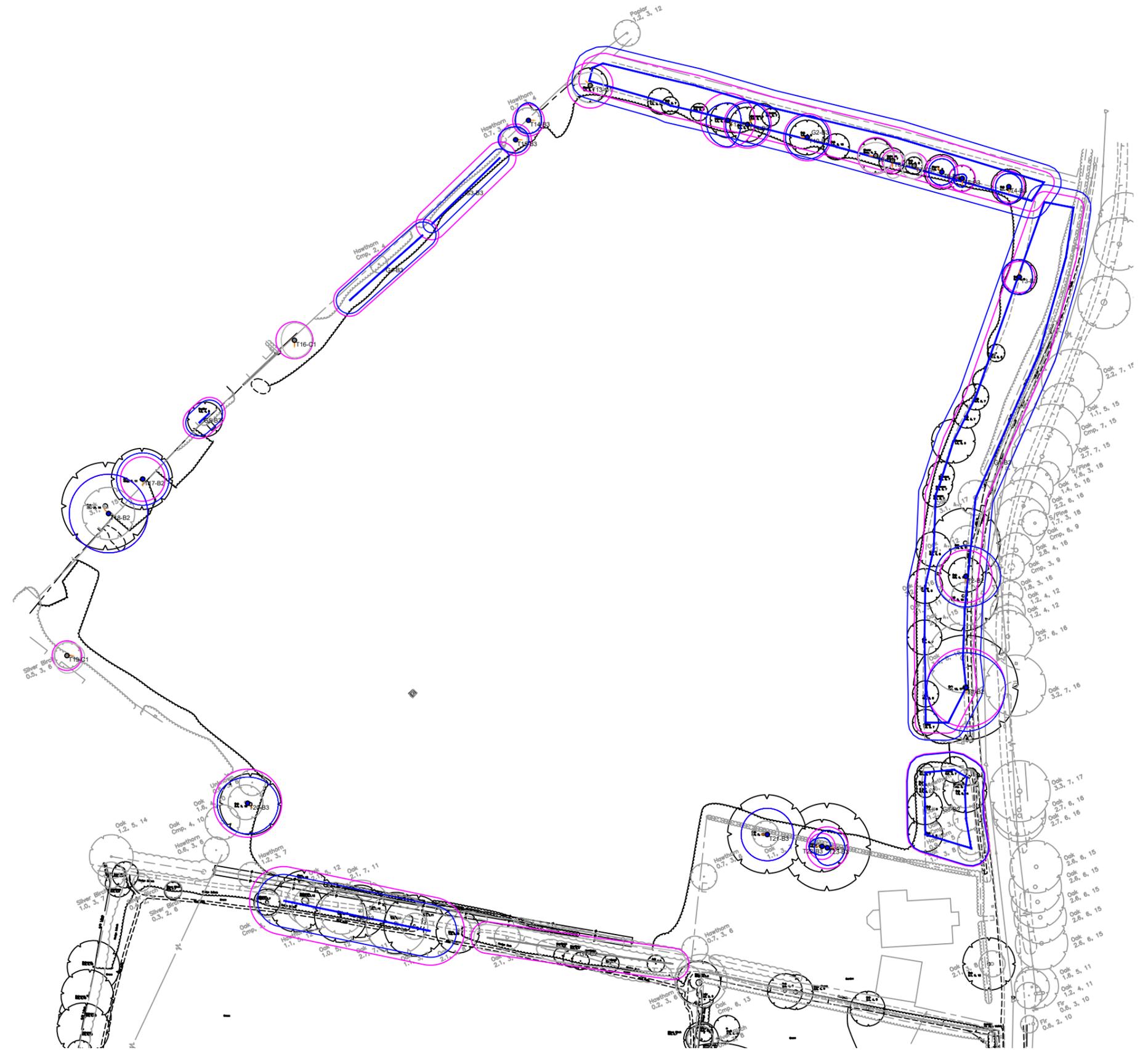
### 4.1.4 Arboriculture

As the diagram opposite shows, generally, the vegetation on the site is located along the boundaries. The most significant clusters are along the eastern and northern boundaries as well as the southern, flanking the Public Right of Way.

A full arboricultural impact assessment will be prepared to support the application.

Key:

- |  |  |   |  |
|--|--|---|--|
|  | Tree position with canopy spread plus BS5837 Category A1, A2 or A3 |  | Tree position with canopy spread plus BS5837 Category U      |
|  | Tree position with canopy spread plus BS5837 Category B1, B2 or B3 |  | Root Protection Area (RPA). Based on simple radius from tree |
|  | Tree position with canopy spread plus BS5837 Category C1, C2 or C3 |   |  |



Tree Constraints Plan.

## 4.2 Opportunities and Constraints

The plan opposite summarises the Site's physical constraints. Subject to further detailed technical work the following are deemed to be key considerations and opportunities to inform the composition of the high-level concept plan.

The key technical considerations are:

- The site slopes from north to south, with a 5m level change.
- Existing trees and vegetation along the northern, eastern and southern boundaries. Views within the site are generally contained by the mature landscaping and perimeter fences. Views into the site are also restricted due to the mature landscaping and containment of neighbouring residential gardens.
- There are existing dwellings along the western boundary, with large rear gardens.
- There is an existing house in the southeastern corner of the site, whose garden is sensitive and rear windows look directly onto the site.
- A Public Right of Way runs along the southern edge of the Site.
- The Site must also respond to the new development to the south.
- Potential to gain vehicle access from the Site's eastern boundary with The Folley. There is a ditch between the site and the edge of the road which will need to be culverted. The existing gate access is towards the south eastern corner.
- There is the potential to deal with surface water run off by situating an attenuation basin at the lowest point of the site, in the northeastern corner.
- There are electric poles on the southern edge and an existing manhole, which is no longer in use.

Key:

	Site Boundary		Indicative Attenuation Basin Location
	Contour		Location of Existing Power Cables
	Existing Vegetation		Location of Existing Manholes
	Existing Dwellings		Views In and Out
	Sensitive Boundary		
	Public Right of Way		
	Existing Entrance		



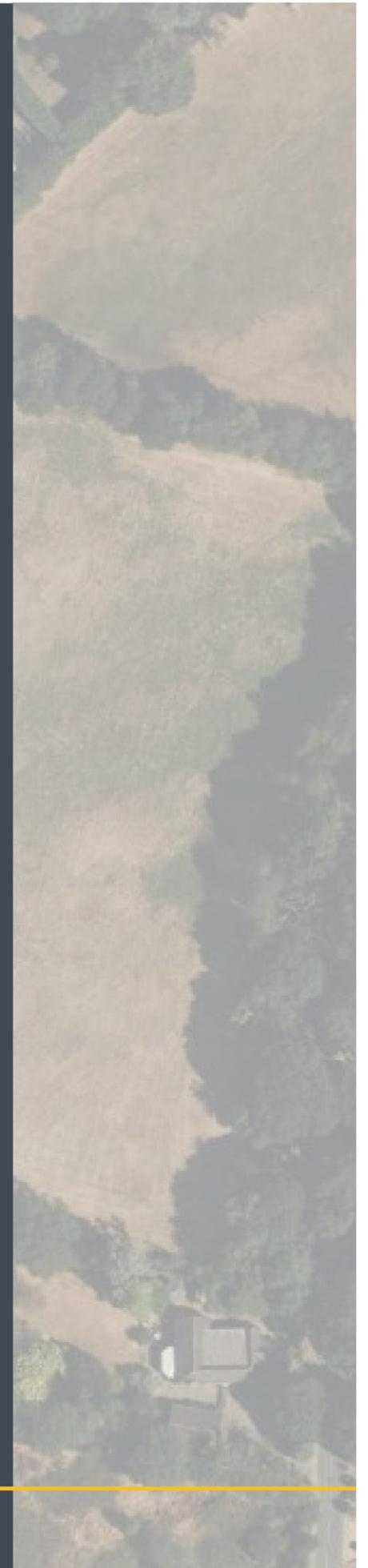
Opportunities and Constraints Plan.

# 5.0 Masterplan

5.1 Concept Design Rationale

5.2 Development Concept

5.3 Site Vision



## 5.1 Concept Design Rationale

### 1. Movement Network

The main concepts informing the site plan are as follows:

- The masterplan prioritises a network of safe streets and connects the Site to the surrounding network.
- The masterplan prioritises routes for pedestrians, with attractive green routes and more informal shared surfaces.
- A central public open space, which is located at the main junctions, will provide doorstep access to green space for residents and support health and wellbeing.

### 2. Blue-green Infrastructure

The masterplan responds to existing conditions and creates new features including:

- An attenuation feature, at the lowest part of the site, forming part of the gateway into the Site.
- Provision of additional native tree and hedgerow to reinforce the planting buffers along the eastern and northern boundaries, enhancing biodiversity and providing habitats for priority species.
- The landscaping to the south of the Site is more open to encourage the use of the PRow and create a cohesive connection to the adjacent development.

### 3. Built Form

The developed concept masterplan will indicate the following rationale for built form:

- An arrangement of small perimeter blocks that reflect the scale of the existing neighbourhood.
- Dwellings will be low-rise in height, to respect existing building heights.
- The built form will front onto the central open space and PRow to create a strong sense of enclosure and allow for passive supervision.
- Homes will create gateways into the Site from the main vehicular and pedestrian access points.
- New homes will be positioned at an appropriate distance from existing residential properties.

Key:

	Site Boundary		Shared Surface
	Existing Trees/Vegetation		Development
	Attenuation Basin Location		Gateway Building
	Green Links		Key Building
	Public Open Space		Access Point
	Primary Road		Public Right of Way



Initial Concept Plan.

## 5.2 Development Concept

The masterplan proposal would create an extension to the northern side of Layer de la Haye with direct access from The Folley. The proposed arrangement of new homes allows for a logical but modest extension to the village and preserves a large part of the Site for green space / surface water attenuation and natural features.

The key features of the masterplan are as follows:

- 1. Amount:** A 3.17 hectare residential development platform providing space for up to 50 dwellings at a gross housing density of 16 dwellings per hectare due to the amount of open space proposed, or approximately 23 dwellings per hectare net density.
- 2. Vehicular Access:** A single point of access is proposed and will be taken directly off The Folley, along the eastern boundary of the site. This single access point will provide connection to all new homes.
- 3. Pedestrian Access:** Access is proposed to the Public Right of Way, along the southern boundary, connecting new residents with the wider community.
- 4. Attenuation Basin:** The scheme has been landscape-led, with open space helping to form a gateway to the entrance of the Site. This will be overlooked by new homes, together with a water attenuation basin area as it is the lowest part of the Site.
- 5. Central Open Space:** A more formal open space is proposed centrally within the development, overlooked by new homes along the primary routes. This space has been positioned at the intersection of the main roads and footpaths to encourage residents to use the space.

Key:

	Site Boundary		Residential Development Area
	Site Access		Key Frontage
	Pedestrian Access		Public Open Space
	Primary Route		Attenuation Basin
	Secondary Shared Surface		Proposed Landscaping
	Shared Private Drive		Public Right of Way
	Pedestrian Route		



Developed Concept Plan.

### 5.3 Site Vision

The vision for the site is a traditional one, reflecting the architectural character and development of Layer de la Haye. This design approach draws upon the Essex vernacular, ensuring that new homes are both contextually appropriate and cohesive to the local built environment.

Homes will feature materials commonly found in the local area, including weatherboarding, tile hanging and soft red brickwork with pan tiles and plain tiles. Architectural detailing such as casement or sash windows, modest porches and decorative elements will reflect the craftsmanship of historic Essex villages.

The layout will avoid uniformity, instead offered varied building lines, roof forms, and a mix of detached and semi-detached forms. This approach, combined with traditional proportions and thoughtful landscaping, will ensure the development sits comfortably within its rural setting and reinforces the identity of the local built environment.



Indicative Site Layout.

# 6.0 Landscape Strategy

6.1 Indicative Landscape Masterplan

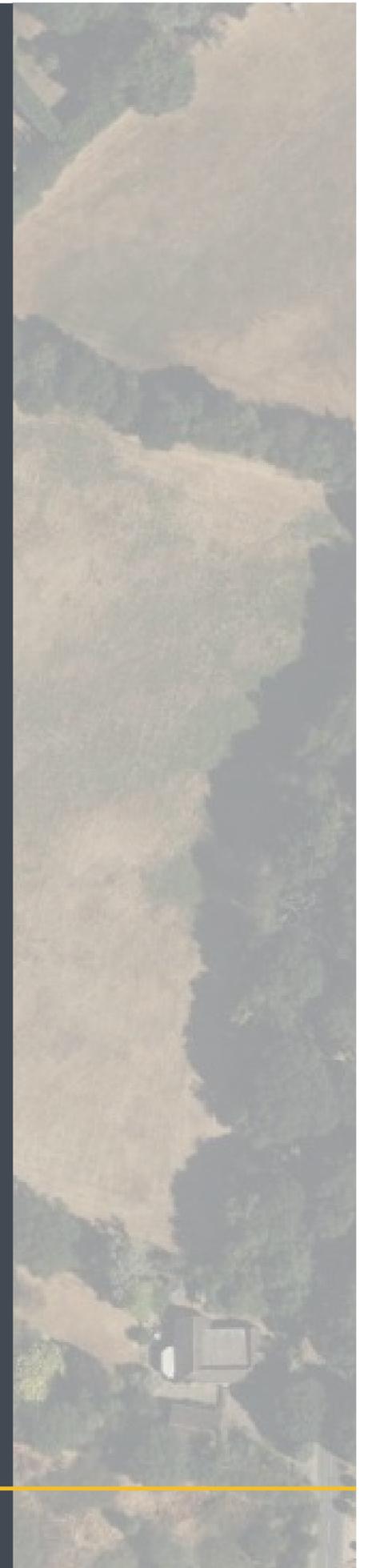
6.2 Character Areas

6.3 Blue and Green Infrastructure Strategy

6.4 Tree Planting Strategy

6.5 Public Open Space

6.6 Defensible Spaces: Planting



## 6.1 Indicative Landscape Masterplan

The proposed masterplan delivers a well-considered and balanced layout that responds to both the opportunities and constraints of the site. The landscape strategy plays a key role in shaping a safe, attractive, and sustainable environment for future residents.

There is a hierarchical tree planting strategy with a range of species and sizes to bring structure and form to streetscapes, enhancing the character areas and identity within.

Key:

- ① Existing Tree and Vegetation to Be Retained
- ② Proposed Site Entrance
- ③ Proposed Footpath Connection to PRow
- ④ Proposed SuDS Basin
- ⑤ Proposed Play Area
- ⑥ Proposed Open Lawn with Seating



Indicative Landscape Masterplan.



\* For illustrative purposes only

## 6.2 Character Area

The proposed landscape masterplan establishes a series of character areas across the site, each with its own distinct identity informed by location, use, and surrounding context. These areas aim to create a cohesive yet varied environment that supports functionality, ecological value, and place making.

These areas will be defined through the grouping of house types and elevation treatments primarily but enhanced with integrated landscape features focusing on tree and hedgerow planting, boundary types and material palette.

### The Village Centre

The Village centre represents the hub of the site, a contemporary take on the village green, making it a distinctive and recognisable location point within the heart of the site. It informs the layout as it is set around and out from the centre towards the woodland edge and outer perimeters. Within a more formal perimeter including some larger trees, a less formal arrangement of natural and equipped play softens the square and utilises a lighter material palette. The green is a response to the surrounding house types and character typology for this section of the site.

### The Gateway

The gateway presents a strong entrance to the site. Its depth at entrance and bookending with larger house types help to create a sense of place and arrival. The grassed areas to either side sympathetically incorporate and add presence to existing boundary vegetation and present opportunities for tree planting to strengthen this. A SUDs basin sits within the northern corner of the site to the right of the entrance.

### The Woodland Edge

The Woodland Edge character using the setting of the existing boundary vegetation offset to sufficient depth to complement the structure of boundary trees and hedgerow. With no through routes to either of the areas using this typology, it is a contained and quieter edge to the site with house types and parking arrangements to match.

### The Courtyard Close

Set in the south western corner of the site and with no vehicle through route off the turning head, along with position backing onto existing gardens, this quiet corner benefits from material palette and boundary type to define its character.



Indicative Character Areas Plan.

### 6.3 Green & Blue Infrastructure Strategy

Tree planting will provide structure and vertical interest within the built landscape, helping to define space and reinforce the distinct identity of each character area across the development. A carefully curated mix of native and ornamental species will enhance site biodiversity, while delivering seasonal variety and ecological benefits for both residents and visitors.

The SuDS basin, located at the lowest point of the site to the north of the entrance, will play a vital role in site-wide surface water management. Together with the surrounding naturalistic landscape and open space, it will help establish a welcoming and legible gateway, setting the tone for a green and sustainable development.

Key:

-  Existing tree & vegetation
-  Proposed specimen tree
-  Proposed street tree
-  Proposed ornamental tree
-  Proposed native tree
-  Primary Green Street
-  Proposed SuDS basin

Precedent Images



Species rich meadow to POS area



Native buffer planting along site boundary



Attenuation Basin with wetland planting



Green and Blue Infrastructure Strategy Plan.

## 6.4 Tree Planting Strategy

Tree species chosen to suit space available. This reduces the need for cellular crates or excessive plastic systems within the ground.

Tree species throughout the site to consider technical design compliance requirements such as easements and NHBC to ensure compatibility and inclusion in later design stages.

Typical tree planting palette  
Primary/Secondary Street tree



Acer campestre  
'Elsrijk'



Tilia cordata  
'Greenspire'



Carpinus betulus  
'Frans Fontaine'

Tertiary Street tree



Amelanchier  
lamarckii



Betula albosinensis  
Fascination



Liriodendron  
tulipifera

Native Public Open Space Tree



Acer campestre

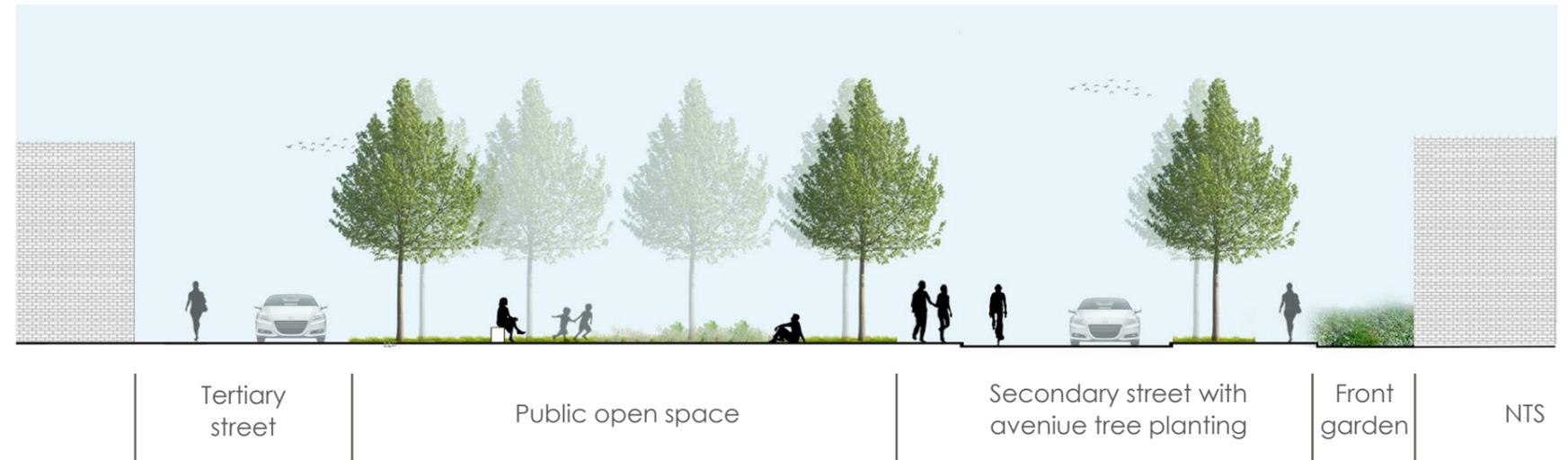


Betula pendula



Prunus avium

Typical Landscape Section demonstrating the importance and contribution of tree planting



Precedent Images



Tree-lined avenue



Specimen tree as landscape feature



Native tree planting to site boundary

## 6.5 Public Open Space

The proposed open spaces are designed to strengthen and extend existing green boundaries, creating continuous habitat networks that support local biodiversity and promote active movement across the site. The use of naturalistic planting along site boundaries, amenity grass and wild flower will provide a sensitive transition to the surrounding rural landscape bringing depth and offsetting the built environment, helping to soften the visual impact of the development and reinforce a sense of place.

Within the site, a central green space will serve as a key organising element in the masterplan. This space will offer a high-quality communal environment, accommodating a variety of functions including informal recreation, social gathering, and play opportunities. Integrated with trees and ornamental planting and open lawn, the space will be accessible and inclusive for all age groups.

Key:

-  Existing tree & vegetation
-  Public Open Space
-  Open lawn (amenity grass)
-  Proposed SuDS basin
-  Proposed tree
-  Proposed hedgerow
-  Play area
-  Timber bench / picnic table
-  Pedestrian access

Precedent Images



Native tree planting & organic footpath to POS



Hedgerow planting to create screening and sense of enclosure



Natural style POS with play equipment



Public Open Space Strategy Plan

## 6.4 Defensible Spaces: Planting

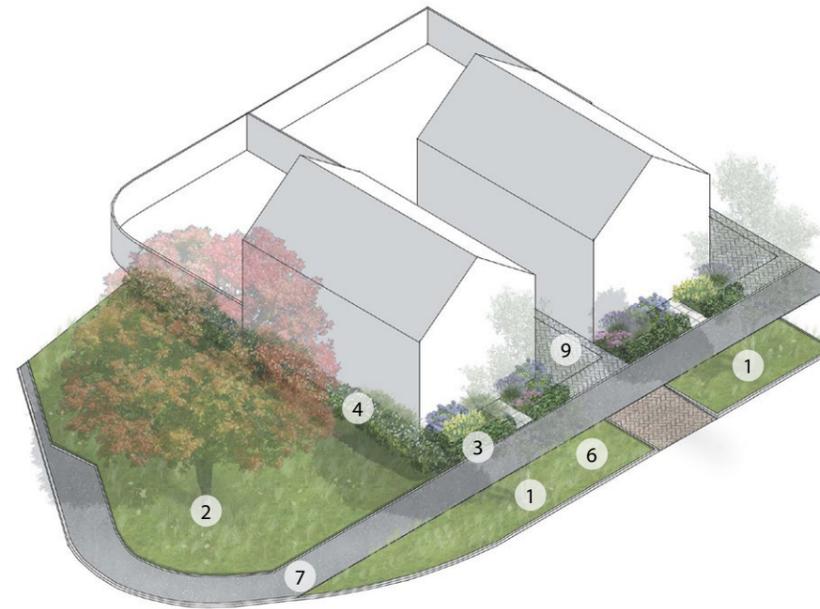
**Defensible planting will soften the visual impact of buildings and hard surfaces, creating a more welcoming and human-scaled landscape environment.**

**Structural elements—including hedgerows and evergreen shrubs—will establish a clear landscape framework, providing year-round form and enclosure.**

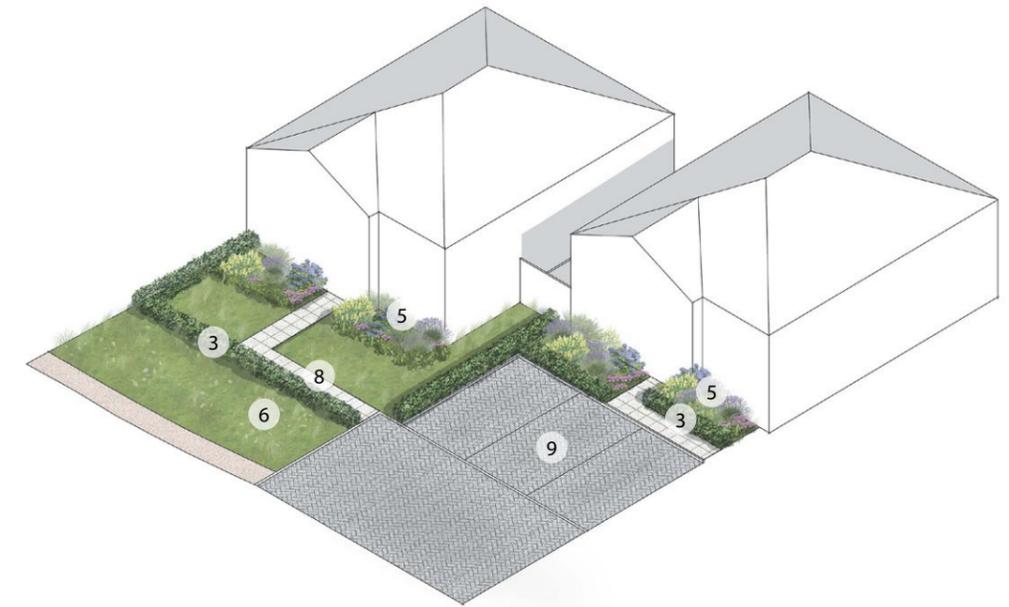
**These will be complemented by ornamental planting such as flowering shrubs, grasses, perennials, and ferns to introduce texture, colour, and seasonal interest throughout the year, supporting both ecological value and visual appeal.**

Examples of planting to aid defensible space and define street typologies / character

Plot 48 & 49



Plot 1 & 2



### Typical defensible hedge species

- *Carpinus betulus*
- *Euonymus japonicus* 'Jean Hughes'
- *Ilex crenata* 'Convexa'
- *Ligustrum vulgare*
- *Viburnum tinus* 'Eve Price'

### Typical structural shrub species

- *Euonymus* 'Emerald Gaeity'
- *Pachysandra terminalis*
- *Salvia officinalis* 'Tricolor'
- *Viburnum davidii*

### Typical ornamental grasses, ferns and herbaceous species

- *Dryopteris filix-mas*
- *Hemerocallis lilioasphodelus*
- *Liriope muscari*
- *Stipa tenuissima*
- *Verbena bonariensis*

### Typical ornamental shrub species

- *Brachyglottis* 'Sunshine'
- *Lavandula angustifolia* 'Hidcote'
- *Nandina domestica* 'Fire Power'
- *Euonymus fortunei* 'Emerald Gaiety'
- *Skimmia japonica* 'Kew White'

- |                                 |                       |
|---------------------------------|-----------------------|
| 1 Primary/Secondary street tree | 5 Ornamental planting |
| 2 Specimen tree                 | 6 Amenity grass       |
| (specimen shrub)                | 7 Footpath            |
| 3 Ornamental hedgerow           | 8 Front path          |
| 4 Structural shrub planting     | 9 Parking bay         |

Successful defensible planting examples



Defensible space and planting to plot frontages



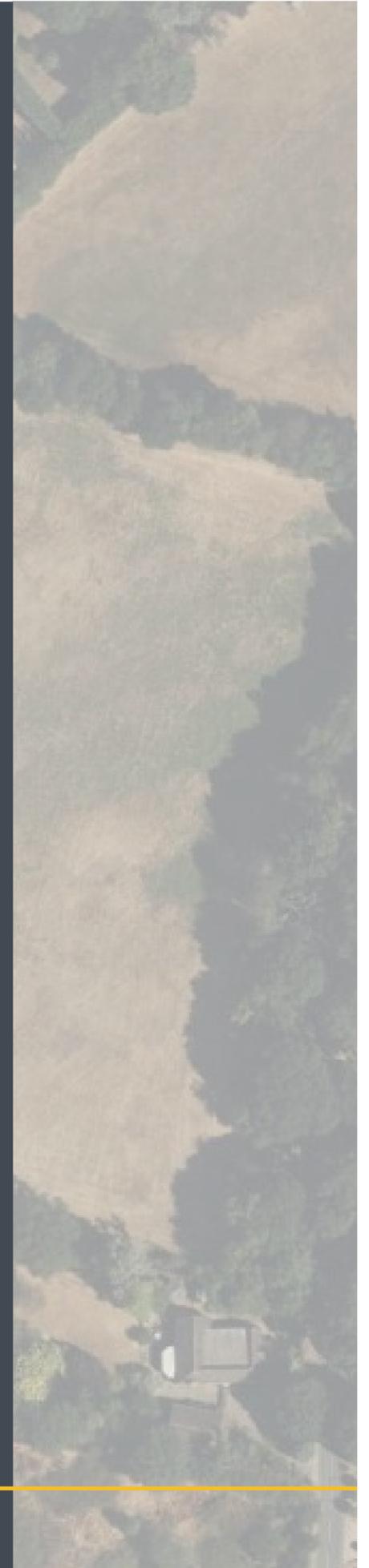
Deeper planting & railing fencing to plot fronting public open space



Evergreen shrub planting to gable ends and building boundaries

# 7.0 Conclusion

## 7.1 Conclusions and Key Benefits



## 7.1 Conclusions and Key Benefits

The concept plan for up to 50 new homes seeks to respond to the landscape context of the Site and surroundings through careful positioning of new homes, public open space and areas for site drainage / biodiversity improvements.

This document has demonstrated that the Site is highly deliverable and can provide much needed new homes in a sustainable, accessible location. We believe our proposal represents a logical location for infill development within the village of Layer de la Haye that is easily accessed via existing highway infrastructure, with direct access onto The Folley.

The physical appearance of any development is a crucial part of design and should seek to balance the desirability of integrating into the surroundings and elevating the quality of the built form in the area. Reflecting and responding to the traditional rural Essex vernacular demonstrates a wider attitude that the Site should have a timeless character and that the homes should be spaces that are welcoming and attractive places for generations to come.

The development will form a logical and well-located addition to the village and we look forward to discuss our proposals further with the district and parish councils, as well as with local residents at the appropriate juncture.

### Key Benefits:

- Up to 50 new homes, including providing a range of accommodation to cater for all.
- Up to 15 new affordable dwellings, including social / affordable rent, first homes and affordable homes.
- New public open space, tree planting and attenuation basin.
- Low carbon homes with technology such as EV charging points and PV panels implemented.
- A new dedicated access T-junction off The Folley.
- New walking routes linking new residents with the local village network.



Indicative Site Layout.



Pappus House  
First Floor, Tollgate West  
Colchester  
Essex  
CO3 8AQ

t 01206 571371  
e [architects@stanleybragg.co.uk](mailto:architects@stanleybragg.co.uk)