



**This brownfield scheme will provide sustainably located homes for the local community.**

Appletree Farm, Braintree - Inland Homes

## ICENI PROJECTS - CASE STUDY

# The redevelopment of Appletree Farm will provide much needed housing on a sustainably located brownfield site in Cressing, Braintree District Council.

The scheme seeks to provide extensive public open space alongside a well-designed residential scheme preserving views across the site into the adjoining open fields. Open spaces have been incorporated into the scheme through the Appletree orchard to the north, the crescent open space in the centre of the site, and the extensive semi-natural open space located toward the south of the site.

As part of this application, IcenI provided a wide range of services, including managing planning application process, but also IcenI's Impact Management team prepared a Community Infrastructure Audit which assessed the existing community infrastructure, including local schools, GP Surgeries, open space and other matters. IcenI's Heritage team also produced a Heritage Statement which assessed the impacts of the proposals on two Listed Buildings located adjacent to the site, and a Sustainable Development Scorecard was prepared to highlight the site's sustainability credentials.

## 5 interesting facts about the project

### 1: OPEN SPACE

The scheme will provide just under 3ha of publicly accessible open space.

### 2: ORCHARD

The original Appletree Farm orchard will be retained and improved as part of the scheme.

### 3: PEDESTRIAN LINKS

Pedestrian links toward the bus stops and primary school will be improved as part of the scheme.

### 4: THE ESSEX WAY

This 81-mile walkway which runs through the Essex countryside runs along the southern boundary of the site. The site's largest area of open space will provide connection to the Essex Way to the south providing a link onto the walkway.

### 5: BUS STOPS

The scheme will involve the relocation of two bus stops on Polecat Road to improve access to sustainable transport services.

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**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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