



## Delivery of 120 homes on former Green Belt land

Great Wakering, Rochford

Cogent Land LLP

### ICENI PROJECTS - CASE STUDY

# Great Wakering will deliver much needed homes in Rochford District in an attractive location through the successful implementation of a plan-led strategy

Iceni has successfully promoted the site for housing within the Council's Local Plan, at the same time securing its removal from the Green Belt in its entirety. Outline planning permission was successfully obtained in December 2016 in advance of the site's original proposed release for housing post-2021.

With a strong emphasis on sustainable design, attractive, high-quality open green space, the 120-home development provided Rochford District Council the opportunity to provide for its local housing needs in a well-planned way.

Iceni Engagement has led an extensive consultation process since the inception of the project providing an open dialogue to ensure any concerns of local residents were addressed.

The recently obtained outline planning permission was a co-ordinated approach with Iceni, with Transport, Planning, Sustainable Development & Engagement collaborating to deliver our client's requirements ahead of schedule.

## 5 interesting facts about the project

### 1: PEDESTRIAN CONNECTIVITY

The masterplan includes excellent pedestrian links to the village centre, providing real alternatives to short distance car journeys.

### 2: HISTORIC GREAT WAKERING

Great Wakering has community links with the Ministry of Defence governed Foulness Island. Remnants of military debris such as old firing targets, railway tracks, and a lookout tower can be found on land surrounding the village.

### 3: A LOCAL VISION

The proposals work within the developer's needs, whilst responding directly to the Parish Plan.

### 4: INFRASTRUCTURE IMPROVEMENTS

Identification of key bus service upgrades and extra provision of car parking outside of the development for the benefit of existing residents, as well as education and health contributions.

### 5: KEEP IT GREEN

A scheme that promotes healthy living, protects and promotes wildlife whilst also creating 4.6 acres of accessible, community green space with access to the wider green network.

**Glasgow:** 177 West George Street, Glasgow, G2 2LB

**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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