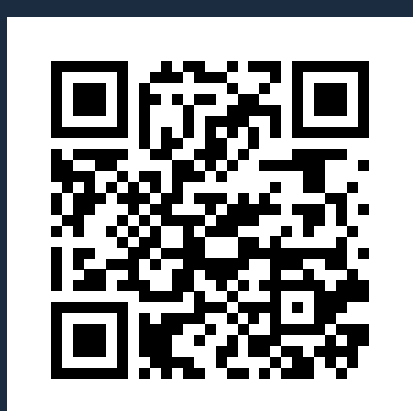


Welcome



For more information
please visit:
www.rayne-hopkinshomes.co.uk

Hopkins Homes is preparing proposals for a landscape-led residential development of approximately 160 new homes, including affordable housing and homes for older people. The proposals also include significant areas of public open space, green infrastructure, sustainable drainage features and improved walking and cycling connections.

Our approach focuses on creating a well-connected sustainable community that integrates with the existing village.

The proposals for this site, located along the western settlement edge of Rayne, have been shaped by its surrounding landscape, existing vegetation and the character of the village, with the aim of creating a well-designed extension that integrates with its setting and provides a strong sense of place.

Hopkins Homes is bringing forward these early-stage proposals and is seeking feedback from the local community to help inform the design as it progresses. The plans aim to deliver new homes to meet local needs alongside environmental and community benefits, including green spaces, play provision and enhanced connections into Rayne.



Sites previously delivered by Hopkins Homes

Land north of The Street, Rayne



About Hopkins Homes



For more information
please visit:
www.rayne-hopkinshomes.co.uk

Hopkins Homes, traditionally rooted in East Anglia, is renowned for creating premium new homes and environments that blend heritage with energy-efficient modern living.

Hopkins Homes was the first UK housebuilder to offer customers a 10-year Zero Bills guarantee, in partnership with Octopus Energy, and continues to set industry benchmarks for quality and service. Their developments are designed to exceed customer expectations, with a strong focus on sustainability, community, and exceptional after-sales care.

Find out more: www.hopkinshomes.co.uk

An award-winning housebuilder in the South East.



Sites previously delivered by Hopkins Homes

Site location



For more information
please visit:
www.rayne-hopkinshomes.co.uk

The site is located to the west of Capel Road and to the north of The Street.

It lies adjacent to the current village and edge and comprises predominantly agricultural land with existing hedgerows, trees and public rights of way crossing the site.

The site is well related to the village of Rayne and its surrounding area, forming a natural extension to the existing settlement. The Street provides a direct connection to Braintree approximately 1.6km to the east and Great Dunmow to the west, with further connections to the wider road network including the A120.

There are a number of existing walking and cycling routes in the vicinity of the site, including public rights of way that connect into the wider countryside, including links to the Flitch Way Country Park, as well as a traffic-free route for walking and cycling. In addition to these, connections to existing footpaths are also proposed to be retained and enhanced where possible.

Approximately
160 high-quality
new homes to
meet local needs.



Aerial red-line image of the site

Proposals



For more information
please visit:
www.rayne-hopkinshomes.co.uk

The proposals are being presented at an early stage and will continue to evolve following feedback from the community.

The aim is to deliver a well-designed and sustainable extension to Rayne that integrates with the existing village and responds to its character and landscape setting.

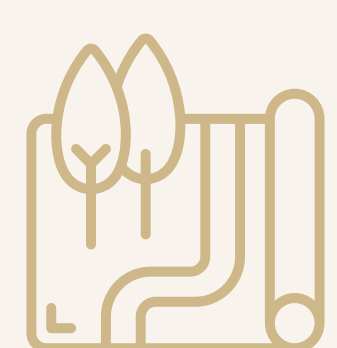
Key features and benefits of the proposals include:



Approximately 160 high-quality and energy-efficient new homes.



A mix of house sizes and types to meet local needs, including for older people and affordable homes.



Circa 6.7ha of amenity and natural open space, complementing Oak Meadow and improving access to public parkland in the west of the village.



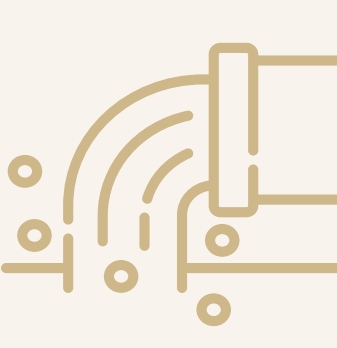
Retention of existing Public Rights of Way, (PRoWs) around and across the site.



Provision for well-connected play areas and contributions to services and facilities in Rayne.



At least 10% biodiversity net gain, achieved by creating new natural habitats and wildlife corridors within the open spaces.



A comprehensive sustainable drainage strategy, with SuDS features integrated into the landscape.



A potential for upgrades to bus stops and contributions to local services.



- Key
- Site boundary
 - Development parcels
 - Indicative marker plots
 - Site access points
 - Public Rights of Way
 - Indicative pathways
 - Primary Road
 - Shared street
 - Existing trees and vegetation
 - Indicative proposed trees and vegetation
 - Flood zones 2 & 3
 - 1 Vehicular access from The Street
 - 2 Pedestrian/cycle crossing
 - 3 Tree planting and swale features to edge of spine road
 - 4 Cycle link to Shalford Road
 - 5 Public open space
 - 6 Landscaped buffer
 - 7 Retention and enhancement of existing trees and landscape features
 - 8 SuDS basin

New homes and landscaping



For more information
please visit:
www.rayne-hopkinshomes.co.uk

New homes

Rayne and the wider Braintree district requires new homes to meet the needs of existing and future residents. The proposals will deliver approximately 160 new homes, including a mix of sizes and types to support a balanced community, with provision for affordable homes and homes for older people.

The new homes will be carefully designed to reflect the character of Rayne and its surroundings, particularly along The Street, creating a development that integrates with the existing village. The proposals aim to form a well-planned extension to Rayne, providing a strong sense of place while responding to the local landscape and built form.

A landscape-led approach with green space at the heart of the proposals.

Landscaping

Landscape and environmental considerations are central to the proposals. The scheme adopts a landscape-led approach, with significant areas of public open space and retained natural features forming the framework of the development.

Existing trees, hedgerows and landscape features will be retained wherever possible, alongside new planting introduced to strengthen the green setting. The proposals will deliver at least 10% biodiversity net gain, enhancing habitats and supporting local wildlife.

New areas of public open space, including play provision and walking routes, will be accessible to both new and existing residents. These spaces will connect into the wider public rights of way network and surrounding countryside.



Transport



For more information
please visit:
www.rayne-hopkinshomes.co.uk

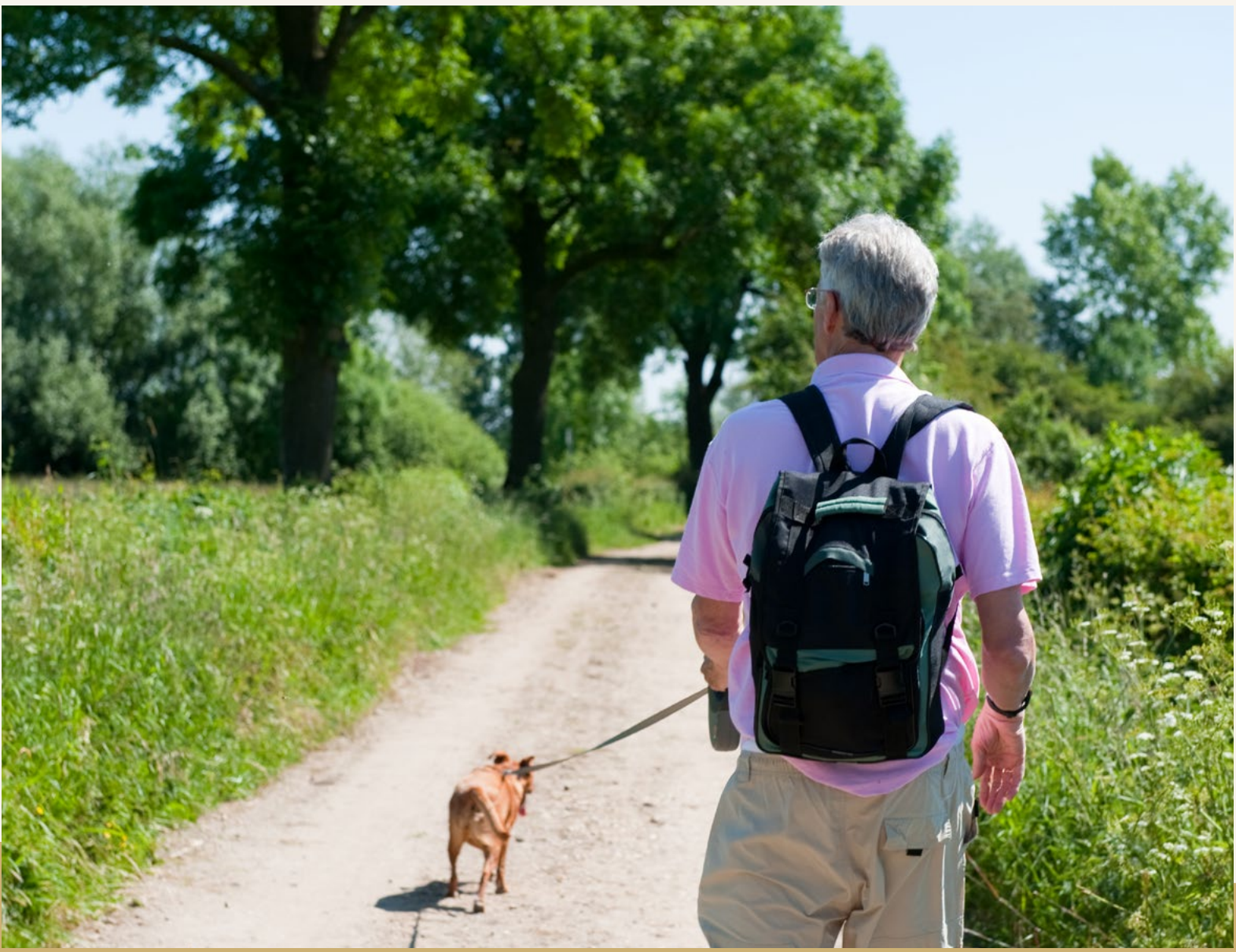
Access and connectivity

Primary vehicular access to the site is proposed from The Street, which connects Rayne to Braintree and the surrounding area. The access has been considered to ensure it is appropriate and safe for all users.

The development will prioritise pedestrian and cycle movement, with new routes throughout the site linking to existing Public Rights of Way and local facilities. There are opportunities to enhance connections to key destinations, including Rayne Primary and Nursery School and the wider village.

Detailed transport assessments will be carried out as part of the planning process to ensure any impacts are properly understood and addressed.

The proposals are designed to support sustainable travel, helping to reduce reliance on private cars.



Next steps



For more information
please visit:
www.rayne-hopkinshomes.co.uk

Thank you for attending our community consultation event and taking the time to view the proposals for land west of Rayne, Braintree.

We appreciate you taking the time to find out more about the site and to share your views on the emerging proposals. Please take a moment to complete a feedback form and either hand it to a member of the project team or place it in the box provided.

Alternatively, you can complete the feedback form at home and return it using the Freepost address. An online version of the survey is also available via the project website.

All feedback received during the consultation period will be carefully considered and, where possible, used to help refine the proposals before a planning application is submitted to Braintree District Council.

How to get in touch

If you have any further comments or queries, then please do not hesitate to get in touch.

0800 148 8911 (Freephone)
Monday–Friday, 9am–5pm

info@rayne-hopkinshomes.co.uk

**Freepost MEETING PLACE
CONSULTATION** (no stamp required)

Development timeline

- June 2026**
Launch of consultation
- Summer 2026**
Targeted submission of planning application
- Winter 2026**
Expected determination of planning application
- Early 2027**
Potential start on site, subject to determination outcome



Site previously developed by Hopkins Homes