

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

26th February 2015

Call for Housing Sites Wakes Colne

Dear Sir / Madam,

We have numerous specific and general objections to proposals for additional houses in Wakes Colne.

I. Specific objections

a) Scale

- Wakes Colne is currently around 200 houses. The aggregate of the proposals could be around 60 additional houses, a 30% increase. This would not be an organic change to the size of the village, but a massive step change in its size.
- 60 houses would mean around 200 people, 100 cars and additional demand for utilities.
- There is no significant employment in the village, so people would need to move out of the village for work, creating demand for road and rail journeys. There would also be additional demand for primary and secondary school places.

b) Access & Highways

- Many of these houses would be concentrated off Station Road. Station Road is already extremely busy at peak times. It is a narrow road, with no footpath along most of it.
- Two of the other sites have serious Highways implications. Both would require access onto the A1124 (Colchester Road) in areas of sharp bends and where there is already a high frequency of road traffic accidents. One of these would also entail access along a one-track lane.

c) Recreation

- One of the larger schemes proposed includes an offer of a recreation area. Wakes Colne does not require any more recreation facilities: it already has
 - A good childrens' playground near the viaduct,
 - The Millennium Green also near the viaduct,
 - A thriving cricket club,
 - A football field.

d) Village character

- 60 houses and the demands they would make on existing transport and social infrastructure would inevitably alter the character of this typical NE Essex village.

e) Ribbon development

- Call for sites is not limited to Wakes Colne, but to neighbouring villages also. If these proposals mature into real plans, then there is a real risk of ribbon development in Wakes Colne merging

into the ribbon development of its neighbours. One could image the destruction of the individual Colnes, and one 'United Colne' being created,

II. General objections

While proposals for Wakes Colne cannot be seen in isolation from proposals in its neighbouring villages, in particular they cannot be seen in isolation from the 11,000 plus houses being proposed for Marks Tey.

a) Not synchronised with very large-scale development proposed for Marks Tey

- The Marks Tey idea is for around 11,000 houses, meaning around 35,000 people, 15,000 cars. This will have enormous infrastructure implications – the expansion of A12, A120, rail, bus services, provision of schools, water, electricity sewerage, jobs.
- It is essential that infrastructure is synchronised with houses. Houses first, infrastructure later just does not work.

III. Proposal

- There should be a moratorium of all development in Wakes Colne until the Comprehensive Development Plan for Colchester is in place. It is critically important that houses and provision of transport & social infrastructure are synchronised in a well-planned way.
- Consequence of not having a regional Planned Plan is that Colchester Council could accelerate the destruction of the NE Essex villages.

Yours sincerely

Julian & Margaret Bowden