
From: TIMOTHY COTTRELL <[REDACTED]>
Sent: 16 February 2015 20:43
To: Planning Policy
Subject: ancient orchard, Irvine Road, Colchester

I am writing to object in the strogest possible terms to any attempt to change the the designation of the ancient orchard , Irvine Road to residential land, on the following grounds:

- for over 200 years this land has not been considered as development land while development took place all around it
- at present the land is designated in the Local Development Framework as a local wildlife site and private open space, therefore specifically categorised as not for development
- the area is currently subject to an Area Tree Preservation Order
- The orchard is one of only seven ancient orchards left in the whole of Essex
- a full wildlife survey has been carried out which advised against development
- access to the site is wholly inadequate and would be a danger to other road users and pedestrians. Over 300 schoolchildren pass it twice a day.
- on such a small site the only way a developer could make it financially viable would be to build large expensive properties. With 2 bedroom houses starting at around £250,000 they would be beyond the reach of local residents and would therefore not benefit the community in any way
- if retained the orchard could be of great social and educational value to the local community

I hope you will take these objections seriously. According to national planning policy the only reason for changing the designation of land such as the orchard would be if the Council could not demonstrate that it had enough building land to meet its need. With the huge amounts of land currently being released all over the Borough this cannot possibly be the case.

There are many reasons for the retention of the land as it is. The only reason for changing the designation would be to provide a short term gain for some greedy speculators and a few big houses for some rich people.

Mr & Mrs T COTTRELL
[REDACTED]
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