
From: noel Mead <[REDACTED]>
Sent: 27 February 2015 00:54
To: Planning Policy
Subject: Issues and Options Consultation

To: The Planning & Policy Committee,
Colchester Borough Council

Dear Sir/Madam

I have submitted a response to the Colchester Issues & Options consultation questionnaire and, having recently become aware of the local group known as 'CAUSE', I am Secretary. I would also like my submission to be read as incorporating comments made in that submission.

Several options in the new Colchester Local Plan direct respondents towards solutions that would result in destruction of a great deal of our countryside: I find this of great concern.

I have lived in Colchester borough for almost 30 years and my children have been born here. Every day I and my family use the A120 between Marks Tey and Brantree which has become a dangerous pastime (see reports of the near fatal accident on 9 December 2014, although all the junctions have a long history of accidents). Fortunately I no longer have to commute to London on a regular basis on trains that are now over-crowded but the service is clearly much worse than 10 years ago.

To consider plans for new housing west of Colchester when the Department for Transport /Highways Agency have announced a major upgrade to the A12 but remained silent about a new A120 junction, which much be integral to the A12 plan, is ridiculous. New developments on the scale discussed in your plan demand proper consideration of all infrastructure requirements, but especially the roads.

Without that fundamental plan, I do not think it is acceptable to consider building houses that sprawl across greenfield land, bringing with them never-ending increases in traffic and rail requirements.

I believe the only way it is possible to plan for an additional 1,100 houses in the Borough is to increase the density of housing within the major population centres. None of the options put forward for discussion in the consultation seem to do this. A stand-alone settlement is not the answer - growth should be planned around urban centres and around jobs. We need to realise that if we develop 1,100 homes a year in the 'traditional' manner - i.e. projects led by developers and landowners and the appeals system - then our roads will become ever more congested and ever less appealing to businesses and those who live in the Borough and sustainability will be an empty promise.

With average household incomes at £27,592 and average house prices 7.5 times that at £202,717, local people cannot afford to buy properties in Colchester. As older residents are predicted to increase and with average households of only 2.3 people, the Borough needs more lower cost and affordable housing (where Colchester's record has recently been very poor). That translates into higher densities and more inventive schemes, to make use of empty office blocks and other areas, but restricting urban sprawl.

The Options put forward for discussion in this consultation are too narrow and lead people towards new towns at West Tey and/or to the East of Colchester, which cannot be the right answer.

Kind regards

Noel Mead

This e-mail and any attachments transmitted with it are confidential; may be privileged and are intended solely for the use of the individual or entity to whom they are addressed. You may not copy, distribute or take any action in reliance on it without express permission of the author. If you have received this e-mail in error, please notify the sender and delete all copies from your records.