

Copford with Easthorpe Parish Council

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Dear Mr Bridgewater and Ms Jordan

Objection to the sites allocated : Hall Road and East Queensberry

When these sites were allocated to Copford with Easthorpe there was immediate concern expressed about their suitability. Neither had a 'green' rating when they were considered under the SLA in 2015/16, in common with the majority of other sites within the Parish boundary they received 'amber' rating with significant high level constraints identified in SS5

The constraints remain in place, around health facilities and water/waste water supply.

There has been no improvement in health provision.

In a letter dated December 2018 The Environment Agency identified that 'Copford WRC is currently operating over the works capacity' This has not changed, but if anything worsened with tankered sewage to Copford WRC on a daily basis.

Further issues were raised at the Local Plan Committee Meeting 19/12/16 relating to the School capacity, access and egress to and from each development on to local roads and London Road .' Adequate protection of relevant site constraints' is mentioned but there is no evidence of this, nor of any 'safeguard existing residential amenity'

All these issues remain unanswered and unresolved.

The allocation of 120 homes on the two sites is arguably disproportionate to the size of the existing Parish as it will result in an 18% increase in housing, this does not however include other developments outside the Local Plan such as Copford Place, Adcocks and Foundry Lane which together would contribute well over 35 stand alone homes and 30+ dwellings within one building. This would make the total allocation an increase in excess of 22% .

Another significant change since the allocation of the two sites is that one site, originally left out of the Call for Sites process is now available. The Car Boot Sale Field on London Road was not considered as it was the subjects of speculation about and draft plans for a potential A12 re-routing. Since the demise of the so called 'West Tey' garden village, this site is now available and being actively promoted by the land owner with the support of local residents- this site was the highest scoring of any site in the Copford with Easthorpe Neighbourhood Plan survey in 2019.

To deal with the specifics of each site:

Hall Road: land allocated for 50 homes

This is shown in Colchester Borough Councils' documentation as a 'protected lane' It was also the subject of a recent Outline Planning Application by the landowner which was withdrawn on the advice of officers to the Chair of the Planning Committee when it became obvious that should it have gone to a vote it would have been rejected.

The reasons for opposition to this site by 128 objectors when the OPP are clear in the documentation which CBC will doubtless have provided but key to development of this site are the following:

(MM refers to Main Matters referred to in the Issues and Questions for the examination)

MM2 there does not seem to have been sufficient use of local evidence-such as the information from the Neighbourhood Plan surveys (21026 and 2019) and RCCE Housing Needs Survey (June 2020 available on the Parish Council website) to address the needs for all types of housing and necessary infrastructure. Neither has there been sufficient engagement with the Parish Council about local housing needs.

MM3 the proximity of this site to a Local Wild Life site-Keepers Wood and Pits Wood-needs to be given more importance as both these areas and the Hall Road site form part of important green corridors for wildlife together with their inhabitants

Under MM12, MM16 and MM17 there has not been sufficient consideration to the Grade 2 listed building –Brewers Cottage-which is alongside this proposed site, neither in terms of the private view nor of the public view from the house across the field-scape and to/from the cartilage.

MM14 regarding Housing Density is not adequately addressed in this site which would have a much higher density with 50 homes than other areas of the Parish.

MM18:

Given the width of the road, the number of homes allocated should not exceed 25 according to the Urban Design Consultation report dated 24/06/20 and submitted to Colchester Bororugh Council.

Access-it is not possible to get two vehicles passing and have pedestrians/buggy/wheelchair access. It was pointed out by a disabled Councillors at the recent OPP meeting of Colchester Borough Council that the width of the proposed 'run over walkway' did not meet relevant disable access legislation. The minimum 1.542 m width to accommodate wheelchairs users cannot be met from the existing available land. This has not changed.

'Parking domination in conflict with the Essex Design guide' was a further comment from the Urban Design Consultation 24/06/20

Access/egress for children School has not been addressed-nor school places.

Additional traffic flow onto the B1408 from this site does not encourage 'Promoting Sustainable Transport and Changing Travel Behaviour.' Given that 50 homes were developed on this site this would be a minimum of 100 additional car journeys per day. This would also seem at odds with Colchester Borough Councils declared 'climate emergency' when this additional vehicle movement would add a significant amount of carbon dioxide and nitrous oxides to the B1408 which is already considered to have one of the poorest air qualities in the Borough.

MM19 Sewage and water- both have been referred to earlier as high level constraints and remain so, Anglian Water are being requested to provide by residents information as an EIR request about this matter.

Despite suggestions that this site is 'flood free' recent evidence contradicts this as one corner of the site is frequently flooded and the SUDS provision suggested in the OPP of 'sunken crates' does not seem adequate to deal with this

East Queensberry-land behind Dorothy Curtice Court