

Please note a number of duplicates of the following letter have been received and the number of duly made representations that these letters relate to will be confirmed once these have been checked and verified. The website will be updated accordingly.

Local Plan Section 2: West Colchester: Dorothy Curtice Court with access via Queensberry Avenue

Dear Mr Bridgewater and Ms Jordan

As a resident of the Queensberry Avenue development I wish to object in the strongest terms to the allocation of the site behind Dorothy Curtice Court with the only access via Queensberry Avenue.

My objections are based on the following reasons:

The access/egress to and from the site would pass down a 5.5m road the width of which does not allow the number of proposed(70) to be built-as outlined in the Essex Design Guide.

At a very brief exchange of ideas to Copford with Easthorpe Parish Council, the land owners (Anchor /Hanover suggested they were looking for 10 flexi units, 26 stand alone homes and between 80 and 130 assisted living places for people aged 55+. This number is significantly greater than the Colchester Borough Council site allocation of 70 and double that originally proposed.

A previous application for a 'retirement village' on this site was rejected due to issues with access- this remains a problem.

This site does not deliver the balance of homes required by the local community outlined in the recent RCCE Housing Needs Survey (June 2020). There is no local identified need for 70+ assisted living places let alone 130+

The number of vehicle journeys per day would be excessive down this residential road leading to increases noise, reduce Air Quality, vibration and decrease in the safety of residents particularly children who use this road to get to School. This narrow residential road cannot support this increase in traffic.

The site has question marks about availability of both sufficient sewage treatment and water supply given the current issues in Copford for both.

There are potential flooding issues with this site identified in earlier studies through 'Call for sites'

The infrastructure does not support additional vehicles on to London Road from Queensberry

There is no increased provision for local, available health care to meet to the needs of assisted living

Since this site was originally allocated in the 'call for site; process, at least one other site has now become available. This site was discarded as it was part of the possible A12 route. This site off London Road, the Car Boot Sale field has local support for development and better connectivity with local roads.

In conclusion, the proposal for developing the Dorothy Curtice site should not go ahead, it is unsuitable for the reasons mentioned above,

Yours sincerely

[Redacted Signature]

Name

[Redacted Name]

Address

[Redacted Address]