

Settlement Evidence Stage 1

November 2024



Colchester
Local Plan Review



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Introduction

Colchester City Council has commenced work on reviewing the Local Plan. The Local Development Scheme indicates that member approval and public consultation will take place on the Preferred Options plan in February/ March 2025. The plan will be submitted for examination in October 2025.

Planning reform, the Environment Act, the Environmental Improvement Plan, and the Government's broader consideration of land use in England, provide significant opportunities for planning to play a key role in meeting the government's aspiration to create a better environment for future generations. Responding to the increasing environmental agenda in plan making will require a more coherent and streamlined approach to developing policy objectives in relation to the environment.

A key starting point for the Plan, including the spatial strategy and indeed the whole Plan, is enhancing the green network and waterways and the linked consequential benefits of achieving this. The Council intend to do this by seeking to protect the existing green network and waterways, creating linkages between green spaces and enhancing the network through opportunities for the creation of new green spaces, in locations where it is most needed. This will help inform the Plan.

The Plan must deliver allocations to meet Colchester's growth needs. New housing allocations will facilitate new green spaces, biodiversity net gain and wider environmental enhancements and under this approach the Council can seek to prioritise allocating sites that have the opportunity to create a better environment.

Local Plans provide the strategy and policies for shaping an area over the next 15 years. Plans must be consistent with the National Planning Policy Framework (NPPF). Sustainable development is at the heart of the Local Plan. This Settlements Evidence document includes sections for each of the city district's sustainable settlements, for North, South, East and West Colchester and the city centre, as well as the smaller settlements within the administrative boundary of Colchester City.

This document is Part One of the Settlements Evidence which sets out the current profile for each settlement and identifies high level opportunities and constraints for each location which may be relevant considerations informing other evidence, and Plan making.

Methodology

The starting point for this Settlements Evidence has been the Settlement Boundary Review which supported the adopted Local Plan. That review provided robust evidence for the adopted Local Plan and had a justified and logical methodology. This has been updated using new evidence and discussions with Town and Parish Councils.

The Settlements Evidence includes:

- A description of the settlement shape and form, which is a summary of the settlement that uses the settlement boundary review undertaken for the adopted Local Plan as a starting point.
- Settlement profile, which is a concise summary of some of the relevant Census 2021 indicators. The purpose of this is to identify anything different about the settlement, e.g. settlements with a higher or lower percentage of children and students or settlements with a higher percentage of car ownership than the Colchester and/or national average.
- Summary of school provision from Essex County Council [sources](#).
- Summary of community and social infrastructure.
- Summary of sustainable travel connections where relevant
- Summary and map of existing open spaces within the settlement.
- Summary of existing gaps in green space provision using [Natural England's Access to Natural Greenspace Standards](#) (ANGSt). Natural England's Access to Natural Greenspace Standards (ANGSt) are as follows:
 - doorstep standard which is a greenspace of at least 0.5 ha within 200m;
 - local standard which is a natural greenspace of at least 2 ha within 300m;
 - neighbourhood standard which is a natural greenspace of at least 10 ha within 1km;
 - wider neighbourhood standard which is a natural greenspace of at least 20km within 2km; and
 - district standard which is a natural greenspace of at least 100 ha within 5km.
- High level constraints and opportunities, the settlement boundary review undertaken for the adopted local plan was used as a starting point and developed further, taking into account all of the above and conversations with Town and Parish Councils.

The views of Town and Parish Councils and their knowledge of their settlement are an important part of the Settlements Evidence. The nature of the information relating to the current service provision is such that changes regularly occur. Although various sources have been drawn on to pull this evidence together it is recognised that local communities are best placed to confirm the most up to date position in respect of service provision and sustainable transport at any point in time. Consultation with the Town and Parish Councils has taken place aiming to ensure the information is accurate.

Green Network and Waterways

In October 2023, the [Local Plan Committee](#) agreed to the approach to the Local Plan Review of using the green network and waterways and the 'creating a better environment' agenda as the starting point and key purpose of the Local Plan Review, as detailed in the introduction.






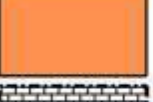


















Considering this approach, the Settlements Evidence Part One includes a map and brief description of the existing open space within each settlement. The Settlements Evidence also comments on the extent to which each settlement meets Natural England's Access to Natural Greenspace Standards. Overleaf is a key for the green network and waterways maps included in each settlement section.

Natural England's Green Infrastructure Headline Standards states everyone should have access to good quality green and blue spaces close to home for health and wellbeing and contact with nature, to meet the Accessible Greenspace Standards, with an initial focus on access to green and blue spaces within 15 minutes' walk from home. Natural England's Access to Natural Greenspace Standards are mapped on Natural England's Green Infrastructure [map](#) and provide an overview of the extent of provision and access to greenspace across the city district.

[Natural England's Access to Natural Greenspace Standards](#) (ANGSt) are as follows:

- doorstep standard which is a greenspace of at least 0.5 ha within 200m;
- local standard which is a natural greenspace of at least 2 ha within 300m;
- neighbourhood standard which is a natural greenspace of at least 10 ha within 1km;
- wider neighbourhood standard which is a natural greenspace of at least 20km within 2km; and
- district standard which is a natural greenspace of at least 100 ha within 5km.

Green Network and Waterways Map Layers

	Ancient Woodland		Open Space
	Dedham Vale Natural Landscapes		Historic Parks & Gardens
	Waterways		Woodland
	Blue Waterways		Religious Grounds
	Orbital Route		Country Park
	Public Rights of Way		Special Protection Area
	Playgrounds		Site Special Scientific Importance
	Sports Ground		Regional Important Geographical Site
	Allotment Gardens		Local Wildlife Site
	West Bergholt Neighbourhood Plan Local Green Space		Local Nature Reserve
	Tiptree Neighbourhood Plan Local Green Space		Ramsar Sites
	Marks Tey Neighbourhood Plan Local Green Space		Special Area of Conservation

Abberton and Langenhoe

Section 2 Colchester Local Plan 2017 to 2033

Policy SS1 allocates two sites for residential development in Abberton and Langenhoe; Land to the West of Peldon Road for 50 dwellings and Land to the East of Peldon Road for 5 dwellings. Planning permission has been granted for both sites (213530 and 213531 respectively).

Settlement shape and form

Whilst Abberton and Langenhoe are separate settlements they have been considered together in this assessment due to their physical closeness and shared services and facilities. In the adopted Local Plan, Abberton and Langenhoe has one settlement boundary. Abberton and Langenhoe originally developed around a crossroads (where Layer/Fingringhoe Roads cross with Mersea Road) and around Peldon Road. Over time the community has expanded along the roads to the north, south and east with the majority of more recent housing development being to the south of the village. Abberton and Langenhoe is fairly well connected to the road network as it is situated on the main Mersea to Colchester Road (B1025) and has a good bus service but poor access to rail services. Land to the south of Abberton and Langenhoe is within the Coastal Protection Belt and land begins to slope down to the south of the village.

Settlement profile

The Abberton and Langenhoe built up area (Census 2021 definition) covers a large area, including the settlement. It has a population of 1000 and 430 households. The percentage of the population in very good health is 43.6%, which is lower than the England average and most of the other parishes in Colchester.

School provision

Langenhoe Primary school is located to the south of the settlement. There are 120 pupils on roll (May 2023 school census). Langenhoe Primary School is part of Colchester Primary H: Southwest (Messing & Tiptree). This cluster is predicted to have declining pupil numbers - 329 in 2023/24 decreasing to 289 in 2032/33 (40 decrease). The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Langenhoe primary school is 22 and the Number on Roll in reception is 14.

The priority area admission (catchment) secondary school is Thomas Lord Audley. The school census 2022/23 shows that there are 872 pupils on roll. Thomas Lord Audley is part of the Colchester Secondary A: Mid (Colchester) cluster. The cluster includes 12 secondary schools in Colchester. The pupil forecast shows 12,125 pupils in 2023/24 and 11,900 in 2032/33.

Infrastructure

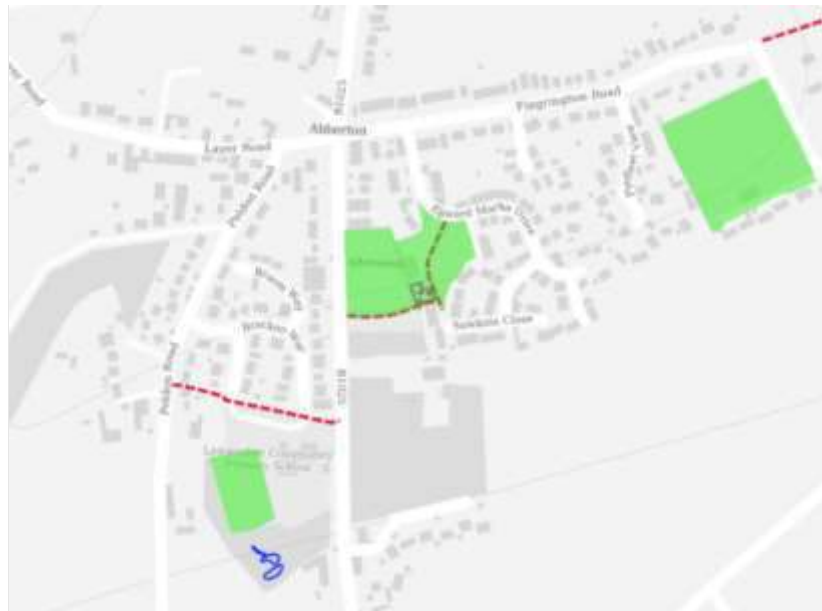
Abberton and Langenhoe is located some distance away from a secondary school (3.5km), the nearest GP (Winstree Medical Practice & Rowhedge Medical Practice, both over 3km) and Colchester city centre (approximately 6km) and has limited services and facilities compared to other sustainable settlements in Colchester. The Lion Corner Community shop (run by volunteers) with visiting weekly post office is located within the centre of the settlement. There is a village hall and playground, cricket club and allotments.

Sustainable travel

The 86 and 68 bus service from Colchester to West Mersea stops in Abberton (Mersea Road/ The Lion). Their combined frequency is Monday-Saturday approximately every hour including the evening and two hourly on Sundays. The services stop at Osborne Street in Colchester, which is a short walk to the Colchester Town Railway Station.

Green network and waterways

There are three green open spaces, located at the cricket club (although privately owned), village hall and school field (see map below). The school field includes a waterway. Pete Tye Common Local Wildlife Site (LoWS) is located to the south of settlement and Abberton Reservoir Special Protection Area (SPA) and Ramsar to west of settlement. Both are well visited spaces, there are permissive footpaths from the village to Abberton reservoir and a footway from the village to Pete Tye Common. However, there are parts of the village without footways.



Natural England has created Access to Natural Greenspace Standards (ANGSt). The whole settlement meets the neighbourhood standard. The southern tip of the settlement meets the local standard. The southern tip and north-east of the settlement meets the doorstep standard.

High level constraints (at settlement level)

- Abberton and Langenhoe is located some distance away from a secondary school (3.5km), the nearest GP and Colchester city centre (approx 6km) and has limited services and facilities compared to other sustainable settlements in Colchester.
- A portion of the village of Abberton and the whole of Langenhoe and land to the south lies within the Coastal Protection Belt. Land changes character to the south of Abberton where it begins to slope down towards the coast. There are views from the south of the village to/from Mersea Island.
- Growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside.

High level opportunities (at settlement level)

- Abberton is the main settlement in the Abberton and Langenhoe Parish area where most of the community facilities are located so is the main community focus within the parish.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure
- Abberton and Langenhoe are located on a key transport route (B1025) between Colchester and Mersea with a good bus service.
- There is good community spirit.

Aldham

Settlement shape and form

A nucleated settlement that has developed around the junction of Brook Road/New Road and Green Lane/Tey Road with more modern development to the north-east and south-east. Aldham is the main settlement within the Aldham parish area, with a small cluster of properties known as Ford Street to the north. Aldham is rural in character and is accessed by narrow country lanes but is close to the A12/A120 and A1124.

Settlement profile

The population of Aldham parish, from the 2021 Census, is 510. The area of Aldham parish is 7.47 km². There are 210 households; there is no built-up area (Census definition).

16% of the population are school children and full-time students and 19.5% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (37.2% compared to 31.5% for England) and a higher percentage driving a car or van to work (51% compared to 48.5%). The percentage of people with no qualifications and people with level 4 and above qualifications is almost the same as the England average (18.6% no qualifications compared to 18.1% for England, 32.4% level 4 and above compared to 33.9 for England). Deprivation is also similar to the England average – with 50.5% of households not deprived in any dimension compared to 48.4% for England.

School provision

There is no primary school within Aldham.

Holy Trinity Primary School is located to the north-west of Eight Ash Green parish. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary B: Northwest (Tey) forecast group and currently has 86 pupils on roll with a capacity of 140.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 02: Colchester rural northwest forecast group shows an increase in forecast numbers from 2023/24 (522 pupils) to 2032/33 (635 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Holy Trinity Primary school is 20 and the Number on Roll in reception is 15.

The closest Secondary School to Aldham is the Stanway School, which is approximately 5km away. The [May 2023 School Census](#) shows that there are 1,401

pupils on roll. The Stanway School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24.

Infrastructure

Aldham has a church and village hall. There are playing fields to the south-west of the parish. Tollgate Health Centre is the closest GP at 7km away. Closer facilities in nearby settlements beyond the Colchester boundary may be also be accessed by residents of Aldham.

Sustainable travel

The 88a bus service runs between 9 and 12 buses Monday- Sunday. The 902 and 826 run a limited service during term. The 83b service runs 3 a day. There is no bus service to Marks Tey train station which is 1.8km away.

Green network and waterways

Aldham is surrounded by predominantly arable farming. Within the village there is a cemetery and playground, see green network map, below.



Approximately half of the southern part of the settlement meets the Natural England ANGSt doorstep standard. No part of the settlement meets any of the other standards.

High level constraints (at settlement level)

- Aldham has limited sustainability and is relatively small (only 120 dwellings) with limited services and facilities, rural in character, has limited bus links and is located some distance away from secondary school (5km) and Colchester City Centre (approx 7.8km) although Aldham is only 1.8km away from Marks Tey, which has a mainline railway station but access to this by road, bus, bike or on foot is poor.
- Growth opportunities for settlement expansion around the periphery are limited as growth if they are to prevent ribbon development.
- Limited services and facilities; including no primary school – the nearest one is approximately 2km away in Eight Ash Green and access to this is limited.
- Settlement is rural in character.

High level opportunities (at settlement level)

- A multi parish proposal has been put forward for a nature green space / local nature recovery corridor¹ along the Roman River Corridor.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

¹ Introduced in the Environment Act 2021, the [Local Nature Recovery Strategy \(LNRS\)](#) is a statutory requirement. It is part of [Nature Recovery Network \(NRN\)](#), which is made up of 48 Local Nature Recovery Strategies. These improvements are required by law under the Environment Act 2021. Together they form a nationwide network full of opportunities for nature recovery. The primary purpose is to find locations for the creation or improvement of habitat. It aims to identify the locations most likely to provide the greatest benefit for nature and the wider environment.

Birch

Settlement shape and form

Birch Green is the largest area of housing within the wider Birch parish area (with the smaller historic core of Birch to the north and a separate, isolated cluster of dwellings known as Hardy's Green to the north-west). Birch Green lies to the south of the parish area, close to the neighbouring small village of Layer Breton. Birch Green is broadly triangular in shape where development has filled the space between Birch Street, Mill Lane and Straight Way, with some development extending beyond Mill Lane and Birch Street to the north and Crayes Green to the south-east. Birch Green is rural in character, has limited connections to the strategic road network but has a few key services including its own primary school and village hall.

Settlement profile

The population of Birch parish, from the 2021 Census, is 880. The area of Birch parish is 13.62 km² and the area of the built-up area (Census definition) is not recorded. There are 330 households. 17.3% of the population are school children and full-time students and 13.2% are over 70 years old. There is a lower percentage of people mainly working from home than the England average (29.1% compared to 31.5% for England) and a higher percentage driving a car or van to work (60.8% compared to 48.5%). The percentage of people with no qualifications and people with level 4 and above qualifications is almost the same as the England average (18.6% no qualifications compared to 18.1% for England). There is a higher percentage of people with level 4 and above qualifications than the England average (46.0% compared to 33.9% for England). Deprivation is similar to the England average – with 48.8% of households not deprived in any dimension compared to 48.4% for England.

School provision

Birch C Of E Primary School is located on School Hill. According to Essex County Council's [May 2023 School Census](#) the primary school currently has 133 pupils on roll. Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 04: Colchester rural southwest forecast group shows a steady decrease in forecast numbers from 2023/24 (329 pupils) to 2032/33 (289 pupils) of 40 pupils. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Birch Primary school is 20 and the Number on Roll in reception is 17.

The closest Secondary School to Birch is the Stanway School, which is approximately 4.8km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll.

Infrastructure

Birch Green in the South of the parish is the largest settlement area which includes a playground off Luard Way and an art gallery. The only pub in the parish is in Birch Green to the south of the parish - The Hare and Hound which hosts a post office twice a week (Tuesday 9am – 1pm and Thursday 9am – 11:45am). The school and village hall are located in Birch in the centre of the parish and north of Birch Green. The closest GP surgery is Winstree Medical Centre in Layer de la Haye, approximately 4.9km north of Birch.

Sustainable travel

Birch has reasonable accessibility to Colchester, two bus routes run through the village. The 75 bus runs every 30 minutes to an hour between 6am and 7:30pm, every hour on Saturdays and every two hours on a Sundays. The 92 bus runs between 1.5 – 2 hours Monday – Friday with three buses on a Saturday. There is no 92 service on a Sunday. Marks Tey Station is 7.1km away with direct trains to Colchester, Norwich and London.

Green network and waterways

To the north of Birch is the sports ground, St Peters Burial Ground, Birch Valley Local Wildlife Site, Calves Pastures Wildlife site and Calves Pastures ancient woodland. To the south of Birch is the Layer Breton Heath Local Wildlife Site. Birch feels rural and is surrounded by fields. In the main settlement area off Luard way is a playing field and a playground (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt). There is an opportunity for doorstep and local open spaces in Birch. As well as strategic open spaces to meet the wider neighbourhood and district areas (min 20km).

High level constraints (at settlement level)

- Birch community services and facilities are dispersed.
- The separate clusters of housing at Birch and Hardys Green are remote from the settlement core of Birch Green and are not considered to be sustainable in themselves.
- Growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside and to prevent Birch Green merging with the historic core of Birch to the north and with Layer Breton to the south.
- Options for growth the south would need to have regard to the Local Wildlife Site and may therefore be limited.

High level opportunities (at settlement level)

- Birch Green is the largest settlement in the Birch Parish area and is the main community focus within the parish and a small increase in growth may help sustain / enhance the existing services and facilities in the village.
- The village has a primary school (Birch Church of England Primary School) with capacity.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Boxted

Neighbourhood Plan

The Botted [Neighbourhood Plan](#) was made by Colchester Council in December 2016. The Neighbourhood Plan allocated land at Hill Farm for residential development. Planning permission was granted for 36 homes in 2018 and the site has been built.

The vision of the neighbourhood plan is:

'In 2029, Botted Parish will be a thriving rural community. It will have provided for many of the needs of its residents, both in terms of market and affordable housing.

Importantly, development will not have been at the expense of the character of Botted parish, both of its settlements and its landscape and in particular, the Dedham Vale Area of Outstanding Natural Beauty.

It will have retained and protected its green and blue spaces of value and created new ones.

This will be complemented by new and improved facilities, both for sports and leisure and for day-to-day shopping needs through the provision of a community shop.'

Rural employment will continue to thrive and the provision of high speed broadband will enable the network of self-employed people to run global businesses from home or from small, local offices.

The road network and its safety for drivers and pedestrians alike will be improved and people will be benefitting from the expanded bridleway network. Congestion at Botted Primary School has been resolved through a 'Park and Walk' initiative."

Settlement shape and form

Development in Botted is currently concentrated within three distinct settlement areas: Botted Cross, Workhouse Hill and an area to the south of the parish to the west of Straight Road. Development in Botted Cross has grown in a linear manner around Straight Road/Carters Hill, Dedham Road/Cage Lane crossroads extending north eastwards as far as Cooks Lane. The southern boundary of Botted Cross settlement boundary runs just south of East Side. Botted has a [neighbourhood plan](#), which was made in 2016.

Settlement profile

The population of Botted parish, from the 2021 Census, is 1,400. The area of Botted parish is 12.85km² and the area of the built-up area (Census definition) is 0.53Km². There are 600 households.

17% of the population are school children and full-time students and 18.1% are over 70 years old. There is a percentage of people mainly working from home is similar to the England average (34.8% compared to 31.5% for England) and a slightly higher percentage drive a car or van to work (47% compared to 44.5% for England). There is a lower percentage of people with no qualifications and people with level 4 and above qualifications than the England average (14.8% no qualifications compared to 18.1% for England). Deprivation is lower than the England average – with 54.1% of households not deprived in any dimension compared to 48.4% for England.

School provision

Boxted St Peters Church of England school is located at Boxted Cross towards the northern end of the Parish. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary A: North (Langham) forecast group and currently has 203 pupils on roll (210 Capacity).

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 01: Colchester north forecast group shows an increase in forecast numbers from 2023/24 (4051 pupils) to 2032/33 (4164 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Boxted St Peters Primary school is 30 and the Number on Roll in reception is 29.

The catchment Secondary School is The Gilbert School which is 6.5km away. The [May 2023 School Census](#) shows that there are 1,568 pupils on roll. The Trinity School began accepting pupils 2023/24 and is closer at approximately 3km has capacity, although the catchment areas have yet to be updated.

Infrastructure

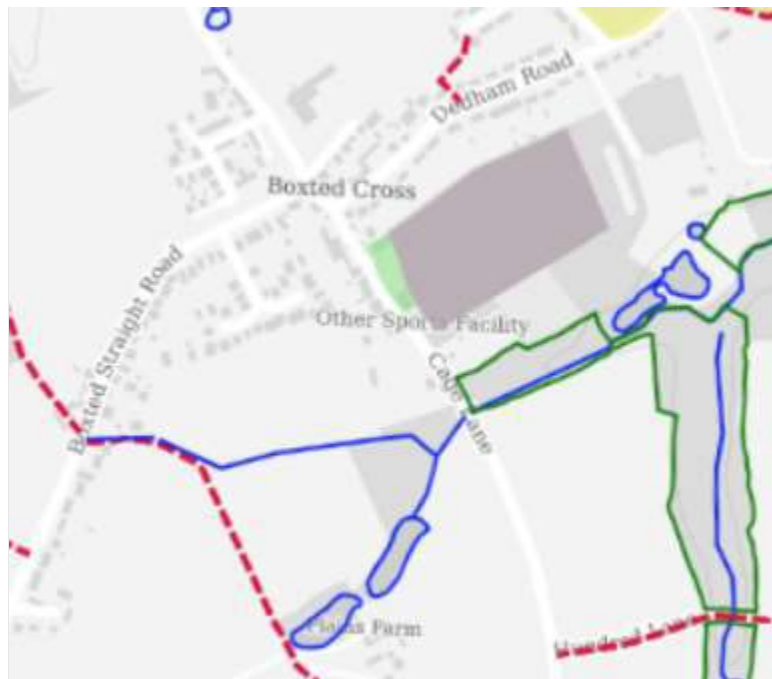
Boxted Cross has a primary school, a village hall, a café, recreation/sports ground and play area. There is also a British Legion club, St Peters Church and a number of businesses along Boxted Straight Road. Drainage and main sewerage stop at the junction of Queens Head Road & Straight Road.

Sustainable travel

Bus service 80 and 80A run 4 buses a day Monday – Saturday travelling from Dedham to The Norman Way schools via Boxted, Mile End, Colchester North Station and Colchester City Centre. There is no service on a Sunday. Boxted is 6.5km from Colchester North Station railway station and 3km from the Park and Ride.

Green network and waterways

To the North of Boxted Cross is the Dedham National Landscape (formerly AONB). Boxted cross has a recreation ground and local wildlife site. Black Brook wildlife site and water way runs down the village (see map below).



Boxted Cross Settlement is completely covered by the Natural England ANGSt doorstep standard. None of the local standard covers Boxted. The wider neighbourhood standard covers part of the south of the Parish.

High level constraints (at settlement level)

- Transport links are limited (limited bus services; 6.5km from Colchester railway station and 3km from the Park and Ride), with limited safe active travel routes and are limited services and facilities (no GP surgery).
- The nearest secondary school is The Trinity School which is approximately 3km from Boxted Cross. It is not safely accessible by sustainable transport.
- The Dedham Vale National Landscape (formerly AONB) abuts the north eastern edge of Boxted Cross settlement boundary in the vicinity of Cooks Hill.
- The settlement boundary is constrained to the east by the sports and recreation ground and arable land. Local Wildlife Site Co136 Black Brook (an extensive mosaic of habitats forming an important wildlife corridor on the eastern edge of Boxted Cross) is also a constraint on development in this direction.

- growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside and to prevent the coalescence of Boxted Cross with the smaller area of housing along Straight Road to the south.

High level opportunities (at settlement level)

- Boxted Cross has a primary school, a village hall, recreation/sports ground and play area. There is also a British Legion club and a number of businesses along Boxted Straight Road.
- Boxted Cross is the largest settlement within the Boxted Parish area, where the primary school, village hall, bus stops and playing field are located and so is the main community focus within the parish.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Chappel

Section 2 Colchester Local Plan 2017 to 2033

Policy SS3 allocates land for 30 dwellings at Swan Grove, Chappel. A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.

Settlement shape and form

Chappel has one core settlement area with three remote/dispersed small clusters of housing at Rose Green, Swan Street and Wakes Street. The core focus of Chappel is centred around the primary school. The settlement is defined to the east by the railway line, which is the operational Sudbury to Marks Tey branch line. The railway station is also home to Chappel and Wakes Colne Railway Museum which hosts many events and houses a number of refurbished steam trains.

Settlement profile

The population of Chappel parish, from the 2021 Census, is 530. The area of Chappel parish is 4.662km² and the area of the built-up area (Census definition) is not recorded. There are 220 households.

17% of the population are school children and full-time students and 14.6% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (42.3% compared to 31.5% for England) and a higher percentage driving a car or van to work. There is a lower percentage of people with no qualifications and people with level 4 and above qualifications than the England average (12% no qualifications compared to 18.1% for England and 32.8% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 53.2% of households not deprived in any dimension compared to 48.4% for England.

School provision

According to Essex County Council's [May 2023 School Census](#), there is one primary school in Chappel that forms part of the Colchester Primary B: Northwest (Tey) forecast group. Chappel Primary school currently has 106 on roll. The [current school capacity](#) is 105.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 02: Rural Northwest forecast group shows a steady increase overall in forecast numbers from 2021/22 (535) with a decrease 2023/24 (522). In 2032/33 the total forecast is 635. The January 2024 [School Census](#) indicates that the Published

Admission Number for Reception for Chappel primary school is 15 and the Number on Roll in reception is 14.

The nearest Secondary Schools are The Stanway School which is 8.5 km away and Honeywood School in Coggeshall which is 10km away. The May 2023 School Census shows that there are 1,401 pupils on roll and 808 pupils on roll respectively.

Infrastructure

To the north of the parish is Chappel Primary School, the Swan Inn Pub and slightly south of this is the Millenium Green which includes a playground, nature reserve and a grass area that frequently hosts events. Running through Chappel is a listed monument, the viaduct, which is one of the largest brick built structures in England. To the east of Chappel parish at Rose Green is The United Reformed Church. Close to the church is Chappel Galleries which sells work by top professional artists – drawing, painting and sculpture. Opposite the gallery is the established community allotments and next to this is the Chappel community orchard and wildflower meadow.

Just outside the parish boundary there are a number of local services including the Post Office and General Store, close by is St Barnabus Chappel. Further north but still very close to the parish boundary is the Wakes Colne and Chappel railway station, although only a branch line, it is just 5 minutes to Marks Tey from where there is a reasonable service offering opportunities for travel to Colchester, London, and Sudbury. The station also houses the East Anglian Railway Museum. South-west of the railway station is Wakes Colne and Chappel Village Hall. 3km to the north is Wakes Colne and Chappel Cricket club.

The closest doctors surgery is in Earls Colne.

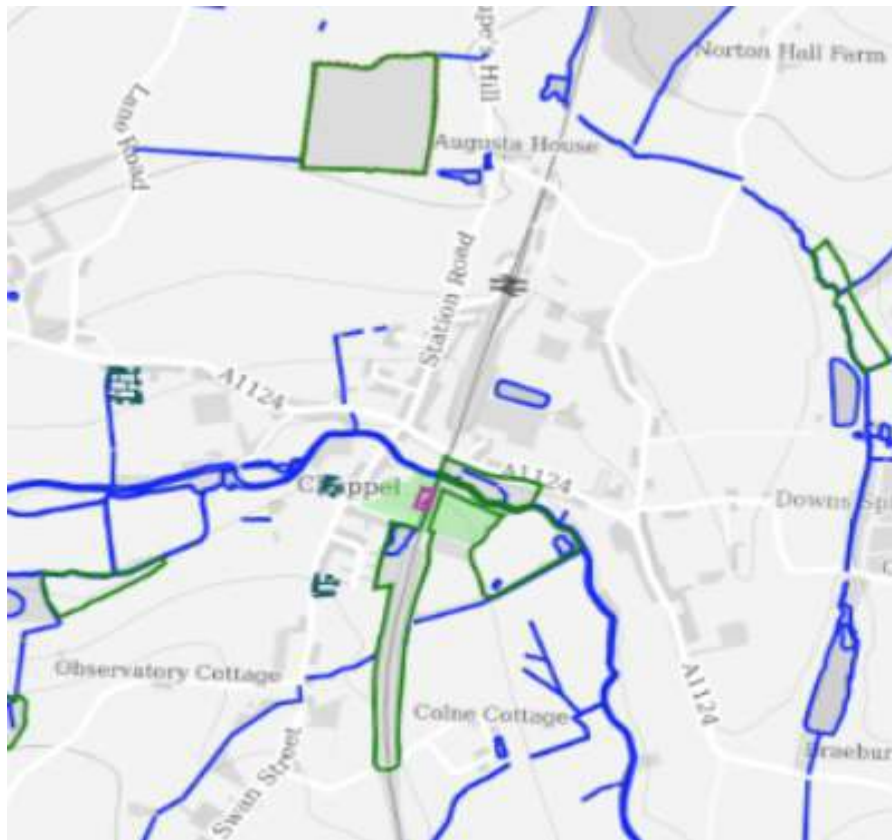
Sustainable travel

Chappel has reasonable accessibility to Colchester, the mainline train runs on the Sudbury line, with a change at Marks Tey for trains to Norwich, Ipswich and London Liverpool Street. The Marks Tey – Sudbury branch line is timed to coincide with main line trains at Marks Tey Station. Trains run between Chappel and Colchester every 30-60 minutes Monday to Friday. One train an hour on Saturday and Sundays. The 88 bus runs once an hour, Monday to Saturday, with a Sunday service bus running every 2 hours. There are a lack of footpaths in Chappel, including connecting to/from the train station.

Green network and waterways

The River Colne runs along the northern border of the Parish. Hickmore Fen Local Wildlife Site is located to the West of the parish and the built up area has ample green space including All Saints church burial ground, St Barnabus burial ground, Chappel Hill graveyard, Chappel playing field, Chappel Pond and Millenium Green all located to the North of Chappel Parish (see map below). Chappel Parish Council were gifted land

known as the Parish Field from Reuben Hunt in the 1920s. Funding has been secured to plant one half of the field as a Community Orchard and the other half as a Wildflower Meadow. This is located along Colchester Road, alongside the allotments, which are also considered important green spaces locally.



Natural England has created Access to Natural Greenspace Standards (ANGSt). The doorstep standard (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m) and local standard (natural greenspace of at least 2 ha within 300m) are well met. None of the built up area meets the neighbourhood standard (natural greenspace of at least 10 ha within 1km). All of Chappel meets the wider neighbourhood standard (natural greenspace of at least 20km within 2km). None of Chappel meets the district standard (natural greenspace of at least 100 ha within 5km). Consider any new small open spaces in the north-west.

High level constraints (at settlement level)

- The topography is such that the core area of the settlement is located on a hill rising away from the A1124 which is situated in the valley alongside the River Colne. The railway line deals with the change in level by crossing the road and

river by way of a viaduct which is a significant structure within the Conservation Area as well as being Listed.

- The northern half of Chappel is within the Conservation Area which includes the viaduct, the primary school and the church. This boundary just touches the southern tip of Wakes Colne.
- The area between the core settlements of Wakes Colne and Chappel is within Flood Risk Zone 3 and these settlements are further severed by the A1124. The area of high flood risk essentially follows the river valley and would act as a strong constraint for residential development which would prevent the opportunity to enhance connectivity between the two settlement areas, despite the sharing of key community facilities.
- The settlement area is physically constrained by the railway line to the east and by the A1124 to the north of Chappel. The A1124 is extremely busy, often with speeding traffic.
- There are a lack of footpaths in Chappel, including to/from the train station.
- The linear nature of some clusters of development outside of the core area of the settlements runs alongside the roads. Further expansion or intensification of this ribbon development will not represent cohesive development and could create actual or perceived remoteness from the key facilities serving the community.
- Groups of protected trees and numerous TPOs on individual trees are prevalent affecting the character of the settlement around the railway line and the river valley. The area includes some Local Wildlife Sites, particularly to the west and east of Chappel.

High level opportunities (at settlement level)

- Chappel is a sustainable settlement with reasonable accessibility, significantly enhanced by the railway station. Although only a branch line, it is just 5 minutes to Marks Tey from where there is a reasonable service offering opportunities for travel to Colchester and London.
- Chappel has good accessibility to other key services including a primary school, a village hall and a convenience shop. There is potential to consolidate development close to the key facilities and core areas of the settlements. This has its limitations due to flood risk and other constraints but some potential on a small scale worth further exploration.
- Both Chappel and Wakes Colne are the largest settlements within their respective parish areas where the majority of the key services are located. These settlements are therefore the community focus within each parish.

- Potential for development may bring about enhanced opportunities for local infrastructure including connectivity between the key services are currently shared between the two settlements.
- Land to the south of Chappel is away from the Flood Risk Zone and the conservation area designation and so is relatively unconstrained.

Copford, Copford Green and Easthorpe

Section 2 Colchester Local Plan 2017 to 2033

Policy SS4 allocates two sites for residential development in Copford; East of Queensbury Avenue for 70 dwellings and West of Hall Road for 50 dwellings.

A planning application for development at Queensbury Avenue was refused by the Council and the appeal decision is currently awaiting at the time of writing (230033).

Planning permission was granted at West of Hall Road in December 2023 for 50 dwellings (231640) and development has commenced.

Neighbourhood Plan

The Copford and Easthorpe [Neighbourhood Plan](#) was made in October 2023.

The vision for the Neighbourhood Plan is:

“The Neighbourhood Plan seeks to conserve and enhance the distinctive nature of our rural community, recognising the challenge of the climate emergency while taking a sustainable and optimistic view of future development by ensuring:

- *The separate identities and distinctiveness of the villages within the parish boundary (the plan area) are respected*
- *The scale of growth and location of new buildings is proportionate to the size of the village and designed to retain the sense of space and community well-being in the villages*
- *Building is planned to meet a broad range of local housing needs • Opportunities are provided to actively favour ecologically sustainable building, including self-build and small developments with a low or zero carbon footprint*
- *A successful economy which provides local employment, accommodating small businesses and retaining agriculture*
- *Conservation, biodiversity and green open spaces are at the heart of the plan*
- *Improved connectivity within the Parish promoting sustainable travel, with footpaths, cycle ways, safe roads, and rail access.*
- *Improved community amenities”.*

Settlement shape and form

The Parish of Copford with Easthorpe comprises three distinct areas: Copford; Copford Green; and Easthorpe. In the Copford settlement area, development has grown in a linear manner along London Road, eastwards towards Stanway and westwards towards Marks Tey. Development also extends southwards along School Road towards Copford Green. Copford Green has developed in a triangular built form, where development has grown around School Road, Rectory Road and Church Road.

Copford Green is more rural in character than Copford and has a high concentration of older buildings which fall within a conservation area. Easthorpe is a small settlement to the south-west of Copford, which has developed along an old Roman Road. The settlement is centred around Easthorpe Road, Well Lane and the Church. The [Copford with Easthorpe Neighbourhood Plan](#) was made in 2023.

Settlement profile

The population of Copford with Easthorpe parish, from the 2021 Census, is 1,700. The area of Copford with Easthorpe parish is 8.695km² and the area of the built-up area (Census definition) is 0.87km².

In the Copford with Easthorpe parish, 19.5% of the population are school children and full-time students and 16.10% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (41.9% compared to 31.5% for England). There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (15.5% no qualifications compared to 18.1% for England and 37.9% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 62.7% of households not deprived in any dimension compared to 48.4% for England.

School provision

Copford (VC) Church of England Primary School is located on Church Road between Copford and Copford Green. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary D: City southwest (Stanway) forecast group and currently has 217 pupils on roll.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 04: Colchester rural southwest forecast group shows a slight decrease in forecast numbers from 2023/24 (329 pupils) to 2032/33 (289 pupils) of 40 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Copford CofE Primary school is 30 and the Number on Roll in reception is 27.

The closest Secondary School to Copford, Copford Green and Easthorpe is the Stanway School. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll.

Infrastructure

To the north of the parish is the Queensbury Avenue playground. To the south of Copford, off School Road in between Copford and Copford Green, is the Copford

playground. There is one pub in the parish, The Alma in Copford Green. There are a number of local services including pubs, restaurants and a post office located along London Road in Stanway, just outside of the Copford parish boundary. Services including shops and a pharmacy are also located in Marks Tey, within approximately 1km from the centre of Copford. The closest doctor's surgery is located in Stanway, approximately 2.5km east of Copford (centre). Copford Village Hall is located between Copford and Copford Green. Copford Cricket Club is located to the east of Copford Green.

Active & Sustainable travel

Copford (centre) is located approximately 1km from Marks Tey Station, which is located on the Great Eastern Main Line with trains serving Colchester and London Liverpool Street and to onward destinations. The station is also the southern terminus of the Gainsborough (Branch) Line to Sudbury. Copford Green is located approximately 2.5 km from Marks Tey Station.

Copford is served by a number of buses, with services to a number of destinations including Colchester, Braintree and Chelmsford. Buses are fairly frequent with services to and from Colchester at least half-hourly on weekdays, and services Saturday and Sunday.

Copford Green is less well served by public transport with one bus service to Colchester on Wednesdays. Copford Green and Easthorpe are also served by a bus service (903) to the Stanway School.

There is limited existing active travel infrastructure in the ward. London Road is an historic road generally with footways on either side.

Green network and waterways

The map below shows the green network and waterways and Public Rights of Way (PROW) in the Copford, Copford Green and Easthorpe area. A number of PROW cross the area and provide routes beyond the built-up areas. Public open space is available adjacent to the Queensbury Avenue playground, to the east of Turkey Cock Lane, and adjacent to Copford Village Hall. There are a number of Local Wildlife Sites to the south of Copford, including Copford Hall Wood, Pitts Wood, Aldercar and Keepers Cottage Wood.



Natural England has created Access to Natural Greenspace Standards (ANGSt). Only a small part of Copford Green meets the ANGSt Doorstep Standard (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m). None of the other standards are met in Copford or Copford Green. New open space will be an important part of any new allocations.

High level constraints (at settlement level)

- The main health facilities are located at the Tollgate Medical Centre in Stanway which is located approximately 2.5km from Copford.
- Copford does not have a village shop. The nearest shops are at Marks Tey, approximately 2km west of Copford, or Sainsburys which is located 2km to the east.
- The potential impacts and capacity of the Strategic Road network
- Currently limited active travel routes from Copford to main services and facilities.
- A Conservation Area designation covers part of the northwest of Copford Green.
- Easthorpe is small with limited services and facilities, poor bus links and the village is located some distance away from primary and secondary schools and Colchester city centre. It is not sustainable in its own right. There are no obvious opportunities for settlement expansion around the periphery of Easthorpe as any growth would represent ribbon development. The settlement is rural in character.

High level opportunities (at settlement level)

- There is good access to Marks Tey railway station from Copford and frequent bus services into Colchester and westbound towards the station.
- There are a few facilities and services located in Copford and Copford Green including a village hall, Primary School and pub. Other services are located in Marks Tey and Stanway.
- opportunities to enhance local and strategic infrastructure
- Local Cycling and Walking Infrastructure Plan (LCWIP) route proposed between the city centre and Marks Tey. There may be opportunities for links to also be explored between Copford and Copford Green.
- Potential for opportunity to increase the ANGSt standard to residents.
- Potential opportunity to link several woodlands together (Pitts Wood, Copford Hall Woods and Aldercar Woods) and improve ANGSt Doorstep Standard for residents of Copford Green and nature to thrive with a green corridor and 'buffer' between Copford and Stanway utilising, for example, the Roman River.

Dedham & Dedham Heath

Settlement shape and form

Most of the Dedham parish area falls within the Dedham Vale National Landscape (formerly AONB). The largest settlement within the parish is the main historic village of Dedham to the north. A smaller area of predominantly housing called Dedham Heath lies to the south and two smaller clusters of properties lie to the west and east of Dedham Heath known as Lamb Corner and Bargate Lane respectively. Dedham has a range of services and facilities, including its own primary school. Dedham Heath is located approx. 1km away and is on a bus route to Dedham. Dedham village developed around the High Street and has spread southwards along Brook Street and Crown Street. Dedham Heath has developed around a crossroads at the junction of Long Road West, Long Road East, The Heath and Coggeshall Road and is located approx. 1km to the south of Dedham village.

Settlement profile

The population of Dedham parish, from the 2021 Census, is 2000. The area of Dedham parish is 10.43km² and the area of the built-up area (Census definition) is 0.57km². There are 840 households.

In Dedham parish, 16.9% of the population are school children and full-time students and 19% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (46.9% compared to 31.5% for England) and fewer people working less than 10k from home, 19% compared to the national average of 35.4%. There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (15.9% no qualifications compared to 18.1% for England and 38.8% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 55.7% of households not deprived in any dimension compared to 48.4% for England.

The Parish Council produced a Village Design Statement which is used by Colchester City Council as Planning guidance: [Dedham-Village-Design-Statement.pdf \(dedhamparishcouncil.co.uk\)](https://dedhamparishcouncil.co.uk/Dedham-Village-Design-Statement.pdf).

School provision

Dedham Primary school is located at the eastern end of Dedham Village. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary A: North (Langham) forecast group and currently has 201 pupils on roll (210 Capacity).

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester

Primary 01: Colchester north forecast group shows an increase in forecast numbers from 2023/24 (4051 pupils) to 2032/33 (4164 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Dedham Primary school is 30 and the Number on Roll in reception is 29.

The closest Secondary School to Dedham is East Bergholt High School (approx. 6km) and is not within the Colchester/Essex boundary.

Infrastructure

Dedham Village has an attractive High Street with a variety of shops and facilities including two public houses which also provide lodgings, a butcher, charity shop, convenience store, tea rooms, café, antique centre, beauty salon, dentist, church, and Assembly Rooms. A large public open space with cricket field, football pitches and play park along with another building used for public gatherings lies to the south of the High Street. There are two car parks towards the river and a further restaurant. There is a further restaurant and farm shop on the eastern boundary of the parish adjacent to the A12 and another hotel, restaurant and spa in the north eastern corner. The River Stour runs along the northern border separating Essex and Suffolk and attracting a large number of tourists in summer months. Ardleigh Doctors operates a Surgery within Dedham Monday - Thursday (or patients can attend Ardleigh Monday-Friday, approx 4.5km).

Dedham is a popular visitor destination and facilities in the settlement including shops, public houses, cafes and car parks serve a significant influx of visitors.

Sustainable travel

A Colchester to Dedham bus service runs once per hour Monday - Friday providing a connection to train services from Colchester. A Harwich to Colchester via Manningtree bus route runs once per evening and every 2 hours on a Sunday, providing access to Manningtree train station.

Green network and waterways

Dedham lies within the Dedham National Landscape (formerly known as Area of Outstanding Natural Beauty) with The River Stour forming the northern border of the parish. There is a large playing field within the village area, a cemetery, woodland to the south of the settlement and a good network of footpaths (see map below).



The central built up area of Dedham meets the Natural England ANGst Doorstep standard, the very south west corner meets the District Standard.

High level constraints (at settlement level)

- All of Dedham village and the northern half of Dedham Heath are located within the Dedham Vale National Landscape (formerly AONB) it is important that any growth does not compromise the overall important function and purpose of the National Landscape designation.
- Dedham Heath is located some distance away from a secondary school (5.1km) and Colchester City Centre (approx. 8.8km).
- There are limited train links – Manningtree being the nearest station.
- Dedham Heath is a fairly small settlement with limited services and facilities itself and it looks to Dedham village (approx 1km away) for most facilities including a GP, Post Office, primary school and a number of shops and services.
- Growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside and to prevent the separate Dedham settlements merging together including - Dedham Heath merging with Dedham, to the west (along Long Road West; Lamb Corner to the east (along Long Road East) – to discourage merging with Bargate Lane

High level opportunities (at settlement level)

- The primary school (Dedham Church of England Primary School) is located to the north in Dedham village.
- Dedham has an attractive High Street with a variety of shops and facilities.
- Opportunities to enhance active travel routes between Dedham and key locations beyond have to potential to be further explored.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

East Mersea

Settlement shape and form

East Mersea is a small, linear settlement situated on the eastern side of Mersea Island. It is designated in the adopted Local Plan as an 'other village'. It comprises a small cluster of dwellings and a limited range of community facilities. It is home to Cudmore Grove Country Park, which is very popular with visitors, especially at weekends. It is predominantly linear, with most dwellings located along East Road. There are 110 households within the parish.

Settlement profile

The population of the parish is 293. 99% of households own a car or van. 58% of households are not deprived in any dimension, which is higher than the England average (48.4%).

School provision

The nearest primary school is Mersea Island School in West Mersea, which had 375 pupils on roll in the 2022/23 School Census. The primary forecast states that there are 348 pupils in 2023/24 and 369 expected in 2032/33. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Mersea Island school is 60 and the Number on Roll in reception is 47.

The priority area admission (catchment) secondary school is Thomas Lord Audley. The school census 2022/23 shows that there are 872 pupils on roll. Thomas Lord Audley is part of the Colchester Secondary A: Mid (Colchester) cluster. The cluster includes 12 secondary schools in Colchester. The pupil forecast shows 12,125 pupils in 2023/24 and 11,900 in 2032/33.

Infrastructure

The closest GP surgery and primary school are in West Mersea and closest secondary school is Thomas Lord Audley in Colchester. There is a farm shop and café, Mersea Barns, Dog and Pheasant pub, and various facilities on the holiday parks such as pubs and mini golf but there is limited access to these. Mersea Barns provides refreshments and meals plus it has a shop for essentials like bread and milk and also gifts. The Dog and Pheasant provides food. Cudmore Park country park is a popular destination, and includes a large play area, kiosk, beach, open fields for play and recreational walks.

Sustainable travel

The 69 bus to Colchester operates infrequently on Tuesdays. More regular buses operate from West Mersea, but this is not within a reasonable safe walking distance.

Green network and waterways

Cudmore Grove is a large country park located in close proximity to the east of the settlement. The Colne Estuary Special Protection Area and Ramsar and Essex Estuaries Special Area of Conservation surround Mersea Island (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt). The only standard the settlement meets is the neighbourhood standard, which is a natural greenspace of at least 10 hectares within 1km.

High level constraints (at settlement level)

- East Mersea has very poor bus links and is located some distance away from a secondary school (6.4km), a GP surgery (4.9km) and Colchester city centre. The nearest primary school is in West Mersea and not within walking distance.
- Infrastructure is limited with no gas and most dwelling having septic tanks. Internet is dial up in some parts.
- The settlement is rural in character.
- The settlement is within the coastal protection belt and adjacent to the Colne Estuary Special Protection Area and Ramsar site and an area of high flood risk.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure.

Eight Ash Green

Neighbourhood Plan

The Eight Ash Green [Neighbourhood Plan](#) was made by Colchester Council in December 2019.

The Spatial Strategy for Eight Ash Green is to keep development to one strategic site rather than built across numerous sites to avoid urban sprawl and ribbon development. The Neighbourhood Plan includes policies and a site allocation for Eight Ash Green for up to 150 dwellings. Planning permission was granted in 2021 for 150 dwellings and the site has commenced development.

The vision of the Neighbourhood Plan is:

“The Vision for Eight Ash Green is that it should remain a small village located in a rural setting, mainly consisting of residential dwellings interspersed with open farmland but also containing some small business premises. Eight Ash Green should continue to enjoy wide open spaces within the village with uninterrupted views of the countryside. It should remain clearly separated from other nearby villages - it is not and should not become a suburb of either Stanway, Colchester or the proposed West Tey Garden Community/New Town”.

Settlement shape and form

Development is concentrated in three areas: Eight Ash Green/Fordham Heath and Eight Ash Green /Choats Corner and Seven Star Green. Seven Star Green is located south of Halstead Road and is separated by this main road from the key facilities available in the village. It does not have a settlement boundary in the adopted Local Plan. In the Eight Ash Green/Fordham Heath settlement area, development has grown in a linear manner around the Halstead Road/Spring Lane junction and northwards along Spring Lane. It extends south-eastwards to the roundabout adjacent to the Holiday Inn. The Eight Ash Green/ Choats Corner settlement area has grown predominantly northwards around the Halstead Road, Wood Lane, Heath Road and Fiddlers Hill highways junctions in an almost rectangular growth pattern.

Settlement profile

The population of Eight Ash Green, from the 2021 Census, is 1,800. The area of Eight Ash Green Parish is 6.513km² and the area of the built-up area (Census definition) is 0.749km². There are 730 households.

In the Eight Ash Green parish, 16.6% of the population are school children and full-time students and 17.20% are over 70 years old. The parish is representative of the average across England in all noted statistics with percentages only varying by a percent or two from the national figures. This is with the exception of a higher percentage of people driving a van or car to work which is 57.9% (average for England is 44.5%) and a lower

number of residents drive less than 10km to work (28.7% compared to 35.4% for England) and the number of residents who chose 'other' in this category (19.8% in Eight Ash Green, 14.5% average for England).

School provision

Holy Trinity Primary School is located to the North-West of the parish. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary B: Northwest (Tey) forecast group and currently has 86 pupils on roll with a capacity of 140.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Holy Trinity Primary School is 20 and the Number on Roll in reception is 15.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 02: Colchester rural northwest forecast group shows an increase in forecast numbers from 2023/24 (522 pupils) to 2032/33 (635 pupils) of 113 pupils.

The closest Secondary School to Eight Ash Green is the Stanway School, which is approximately 2km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll. The Stanway School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24.

Infrastructure

To the north of the parish is the Heath Road playground. This is located next to an open green used for cricket, and a woodland area popular with residents. The Cricketers pub is also located adjacent to the green, this is the only public house within the parish. There are a number of local services including hairdressers, convenience store, and a petrol station. The Holiday Inn hotel is located within the parish boundary providing gym and pool facilities. There is also a garden centre and village hall. Eight Ash Green is 1.5km from Tollgate and Stane Park retail centre which sits to the south-east of the parish, providing various large supermarkets, restaurants, shops and a pharmacy. This is also where the closest GP is located.

Sustainable travel

Eight Ash Green is located approximately 3km from Marks Tey Station, which is located on the main train line with trains serving Colchester, Ipswich, London Liverpool Street and other stations. The station is also the southern terminus of the Gainsborough (Branch) Line to Sudbury.

Eight Ash Green is served by the 88b and 83 bus routes which run between Colchester City Centre to Halstead and Bures. Buses are fairly frequent; every 40 minutes Monday

- Saturday and every 2 hours on a Sunday. There are further services available at Tollgate, 1.5km from the parish.

Green network and waterways

To the East of the village is Iron Latch public open space and Local Wildlife Site, further north is the Fordham Heath Common Land and local wildlife site. There are two areas of woodland near the settlement, to the north is Fiddlers Wood ancient woodland and local wildlife site. Seven Star Green local wildlife site and Daisy Green Grove local wildlife site are located close by (see map below).



The southern settlement of Eight Ash Green meets the Natural England ANGst doorstep standard and the local standard. All of Eight Ash Green meets the neighbourhood standard. The very easterly side of the parish meets the district standard.

High level constraints (at settlement level)

- Eight Ash Green has limited access to Marks Tey and Colchester railway stations.
- The main Eight Ash Green/Fordham Heath settlement boundary is constrained to the North West by Fordham Heath which is an important open space in the village and the arable land beyond that. The village allotments are also located on the heath along with the village cricket ground and pavilion. There is a pub and restaurant overlooking the green.

- growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside.
- Local Wildlife Sites (Fordham Heath and Fiddlers Wood) may limit growth opportunities as any development would need to have regard to the LoWs
- Heath Road is a physical barrier to the expansion of Eight Ash Green/Fordham Heath and Eight Ash Green Choats Corner northwards as this would extend new development northwards into open countryside.
- Halstead Road is a potential barrier to extending growth southwards from Choats Corner as new development would be physically separated from existing and new facilities.
- Development to the south and south-east of Eight Ash Green/Fordham Heath is constrained by existing residential & leisure developments.
- Sustainable access to Tollgate and Stane Park, located 2km south of Eight Ash Green, is limited due to the division caused by the A12 trunk road and railway line.

High level opportunities (at settlement level)

- Eight Ash Green village is reasonably well served by facilities including a village hall, various shops (a farm shop, a convenience store, garden centre, petrol station and a chip shop), a beauty salon and a public house. There is also a primary school located within the Choats Corner settlement boundary. The Holiday Inn hotel offers gym membership. Foxes Farm offers seasonal activities bringing in large numbers of day visitors.
- There is an opportunity to improve links and to provide new community facilities that could be shared between the two existing sustainable settlement areas in Eight Ash Green.
- There is opportunity to improve accessibility between Eight Ash Green/ Fordham Heath and the school.
- There is opportunity to improve the Spring Lane junction (issue identified in the Eight Ash Green Village Design Statement).
- Potential opportunities to enhance local and strategic infrastructure

Fingringhoe

Settlement shape and form

Fingringhoe is essentially a linear settlement comprised of two main residential areas that have developed either side of the historic core of Fingringhoe, which contains a primary school, church and public house. An area of ribbon development along Abberton Road lies to the west and a more nucleated cluster known as High Park Corner lies to the east. Each part of the village is located approx. 0.5km away from the historic core in the centre.

Settlement profile

The population of the Fingringhoe parish is 770 and population of the built-up area (Census 2021 definition) is 340. There are 320 households. The percentage of the population that are children or students is 13.8%, which is lower than most other parishes in the district.

School provision

Fingringhoe Church of England Voluntary Aided Primary School has 88 pupils on roll and capacity of 105. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Fingringhoe CofE Primary school is 15 and the Number on Roll in reception is 13.

The priority area admission (catchment) secondary school is Thomas Lord Audley. The school census 2022/23 shows that there are 872 pupils on roll. Thomas Lord Audley is part of the Colchester Secondary A: Mid (Colchester) cluster. The cluster includes 12 secondary schools in Colchester. The pupil forecast shows 12,125 pupils in 2023/24 and 11,900 in 2032/33.

Infrastructure

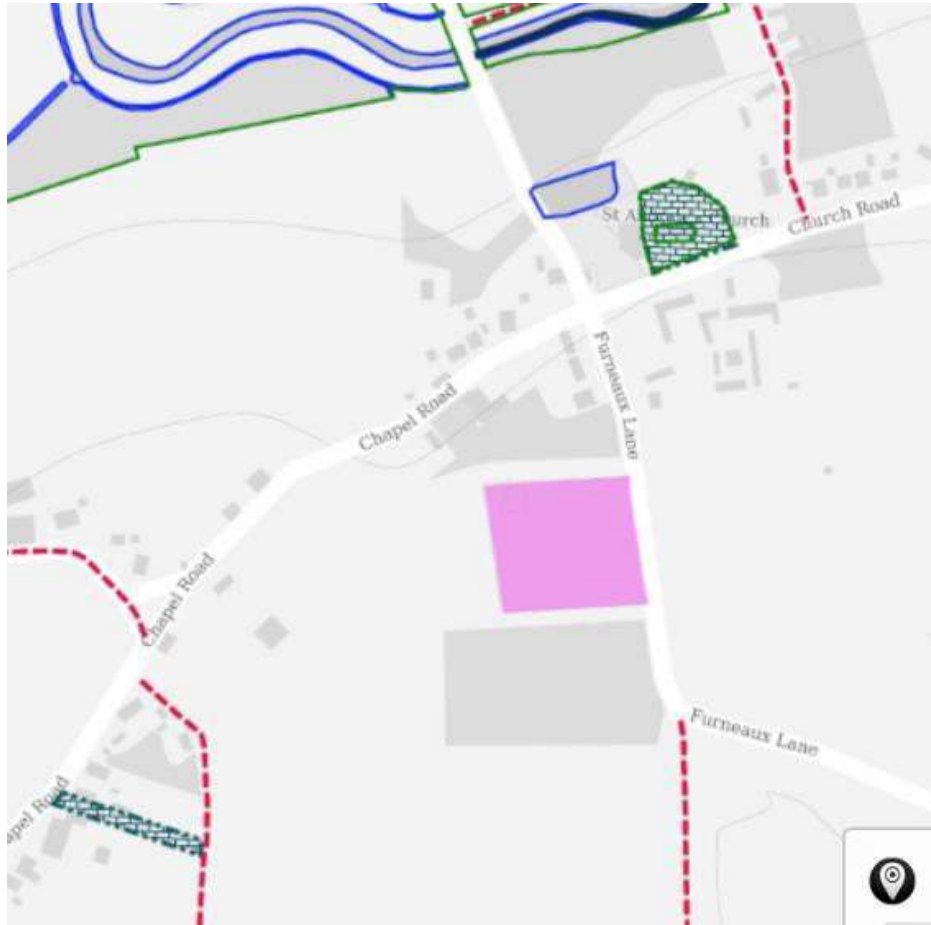
Fingringhoe has limited community facilities. In addition to the Primary School, it has a village hall and visiting post office and Whalebone public house/ restaurant.

Sustainable travel

The 174 bus route includes four buses a day Monday - Saturday with no service on Sundays. The 175 bus route includes six buses a day Monday - Saturday with no service on Sundays.

Green network and waterways

Fingringhoe is in close proximity to the Colne Estuary Special Protection Area and Ramsar and Essex Estuaries Special Area of Conservation and Fingringhoe Wick geological site. The settlement has a recreation ground with basketball court and goal posts (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt). The separate parts of the settlement largely meet the doorstep standard. The local standard and neighbourhood standard are not met.

High level constraints (at settlement level)

- All of High Park Corner area of village and land to the south of Abberton Road is within the Coastal Protection Belt.
- Land to the north of Fingringhoe is within a flood zone.
- Local Wildlife Sites (east of High Park Corner, and close to the historic core of the village) may limit growth opportunities as any development would need to have regard to the LoWS.

- The Conservation area and areas of woodland may limit growth opportunities in some parts of the settlement.
- Growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside and to protect the surrounding coastal landscape.

High level opportunities (at settlement level)

- Fingringhoe has a school and post office and is close (approx. 1km) to facilities in Rowhedge.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Fordham

Section 2 Colchester Local Plan 2017 to 2033

Policy SS6 allocates land at Plummers Road for 20 dwellings. Planning permission was granted in 2023 for 17 dwellings and the site has commenced development.

Settlement shape and form

Fordham is a linear settlement with a core concentration of development which has evolved over time, including a number of small estate type developments. A primary school is situated at the southern end of the village just beyond the settlement boundary. The village hall and a convenience shop / post office are located within the core of the concentrated area of development. Also within the village is a playing field and a community orchard maintained by the local community. A small cluster of dwellings to the north along Plummers Road is separated by the Grade II listed Moat Hall which is situated on a significant mature landscaped garden which adjoins an established community woodland managed by the Woodland Trust. Ford Street lies within the boundary where a popular tearoom & antiques centre lie and a further cluster of houses which run along Halstead Road. The Essex way also runs through this southern end of the Parish.

Settlement profile

The population of Fordham parish, from the 2021 Census, is 840. The area of Fordham parish is 7.636km² and the area of the built-up area (Census definition) is 0.633km². There are 330 households. In the Fordham parish, 17.6 % of the population are school children and full-time students and 19% are over 70 years old. There is a higher than average percentage of households not being deprived in any dimension (55.5% compared with the England average of 48.4%) and a slightly higher percentage of residents in very good health (52.6% compared to 48.5%). 53.4% of residents drive a car or van to work, which is higher than the national average of 48.5%. The number of people travelling less than 10km to work is below average at 29% (compared to 35.4%) but a higher number of residents work from home (36.7% compared to the national average of 14.5%).

School provision

Fordham All Saints Primary School is located to the South of the parish in the Fordham Heath area. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary B: Northwest (Tey) forecast group and currently has 106 pupils on roll with a capacity of 119.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester

Primary 02: Colchester rural northwest forecast group shows an increase in forecast numbers from 2023/24 (522 pupils) to 2032/33 (635 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Fordham All saints Primary school is 17 and the Number on Roll in reception is 14.

The closest Secondary School to Fordham is the Stanway School, which is approximately 5km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll. The Stanway School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24.

Infrastructure

There are no shops within the parish but a mobile Post Office visits every Friday along with some provisions (fruit/pies etc). There is a Village Hall, a Church, a Public House and a weekly coffee meeting is held in John Owen Barn. There is a licensed tea room in Ford Street that holds various events. A recreation ground including a football pitch, basketball court and playground is located in Church Road. Tollgate Surgery 5km and West Bergholt Surgery 6km are the nearest GP's.

Sustainable travel

The 83 and 88a buses run Monday to Saturday. There are no buses on a Sunday. There is a bus that runs to the Stanway Secondary School for students on school days.

Green network and waterways

There are two large green open spaces surrounding the settlement area. To the north is Rectory Wood local wildlife site and towards the south is the Fordham Churchyard wildlife site including the religious ground surrounding All Saints Church. Waterway networks surround and through the settlement (see map below). The Natural England ANGst doorstep standard covers the centre of the built-up area.



High level constraints (at settlement level)

- The liner form of the settlement has the potential to lead to continuous ribbon development which could have an impact on the character of the village.
- Growth opportunities are limited to the north or south in particular if they are to prevent further ribbon development
- The Primary school is located at the southern extremity of the village which as an important community facility has an impact on accessibility/sustainability in some

parts of the settlement, although pedestrian connectivity has improved significantly.

- Land to the south of the settlement towards the Primary School is constrained by a group of listed buildings including the church and a local wildlife site.
- The two areas of the settlement are separated by open countryside to the east including the community orchard and a significant listed property set in mature landscaped garden to the west.
- Land to the west around the Moat Hall and Plummers Road lead onto an extensive area of community woodland managed by the Woodland Trust.

High level opportunities (at settlement level)

- With the Primary school located on the southern periphery of the settlement and other services further north there is potential to further enhance connectivity and physically enhance links between the separated areas of the village.
- The school itself is a little detached from the southern end of the settlement, there is therefore the opportunity to better connect the settlement with the Primary school.
- An attractive and effective pedestrian link between Plummers Road and the rest of Fordham has recently been established. This could be further enhanced and utilised through extending the area in the north to the east of Plummers Road.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure.

Great Horkesley

Section 2 Colchester Local Plan 2017 to 2033

Policy SS7 allocates two sites for residential development in Great Horkesley; Great Horkesley Manor for 80 dwellings and School Lane for 13 dwellings.

Planning permission was granted for 100 dwellings at Great Horkesley Manor in August 2024. A planning application has not been submitted for School Lane at the time of writing. The allocation will be reviewed as part of the Local Plan Review.

Neighbourhood Plan

The Great Horkesley Neighbourhood Plan Area was granted in June 2022. The Parish Council are currently preparing the neighbourhood plan and are in the evidence gathering stage.

Settlement shape and form

Great Horkesley is essentially linear in shape and has developed over time along the old Roman road that radiates away from north Colchester (now the A134). The settlement is fragmented, with the main core in the south around Horkesley Heath, where since the 1950s development has spread westwards from the main road. There are three smaller fragments to the north along the A134. Land to the east of the main road has remained relatively free of development and is more open in character.

Great Horkesley is the closest village to urban Colchester: the southern edge of the Horkesley Heath settlement is located just north of the A12 approximately 500m from the Colchester urban edge.

Settlement profile

The population of Great Horkesley parish, from the 2021 Census, is 2700 with 2230 of those within the built up area. The area of Great Horkesley parish is 11.92km².

There are 1200 households in the parish. 20% of the population are school children and full time students and 14.5% are over the age of 70 years old. There is a higher percentage of people mainly working from home than the England average (38.2% compared to 31.5% for England) and a higher percentage driving a car or van to work (49% compared to 44.5% for England). 62.5% of residents are actively employed which is higher than the national average of 57.4%. The percentage of people with no qualifications is lower than the national average (14.6% no qualifications compared to 18.1%) but the percentage of people with level 4 and above qualifications are very similar to the national averages for England (34% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 61.5% of households not deprived in any dimension compared to 48.4% for England.

School provision

The Bishop William Ward C of E Primary School (BWWS) is located centrally in the built up area of Horkesley Heath. According to Essex County Council's [May 2023 School Census](#), BWWS forms part of the Colchester Primary C: City North (Highwoods) forecast group. Bishop William Ward Primary school currently has 202 pupils on roll. The current school capacity as [GOV.UK \(get-information-schools.service.gov.uk\)](http://GOV.UK/get-information-schools.service.gov.uk) is 210.

According to Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#), the forecast numbers for the Colchester Primary 01: Colchester north forecast group, of which BWWS is a part, will increase by 113 from 2023/24 (4051 pupils) to 2032/33 (4164 pupils).

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Bishop William Ward Primary school is 30 and the Number on Roll in reception is 29.

The closest Secondary School is The Trinity School which is located 3km away in Mile End (Chesterwell). The school opened for the 2023/24 academic calendar year, so census information is unavailable and the school is not operating at full capacity yet. The Trinity School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24.

Sustainable travel

Horkesley Heath is served by Arriva and First buses. From Monday to Saturday Arriva services 2 and 2A and First service 87 both run from Malvern Way via Colchester Station and Colchester city centre at approximately half-hour intervals during the day; a Sunday service is provided only by First. Their ultimate destinations are Highwoods and Brightlingsea respectively.

In addition, from Monday to Saturday Hedingham and Chambers service 784 between Colchester and Sudbury passes through the village on the A134 six times a day.

Provision of a shared cycle path along the A134 between Horkesley Heath and the Colchester cycle network in Chesterwell has recently been secured via planning permission.

There are no vehicle-free cycle links between Horkesley Heath and other parts of the village.

On foot via Footpath 40, Colchester's Park and Ride terminus is 2 km from the southern edge of the village; it is also 4km away via the A134.

Infrastructure

A primary school, a dental surgery, a pub and relatively new Village Hall (opened in 2013) are located within Horkesley Heath; further north a petrol station, motor engineer, general store and post office, a pub and an older village hall with scout hut are located at various points along the A134. The new Trinity secondary school in north Colchester is within walking distance of Horkesley Heath.

The 5.5 hectare village green on Horkesley Heath opened in 2012 to coincide with the Diamond Jubilee of her Majesty Queen Elizabeth II; it is a designated Queen Elizabeth II Field. It includes play equipment and areas planted to become future copses.

The Colchester Sports Park sports and leisure facilities are 2km distant via footpath or 4km via car. The Myland playing fields are 1.5km distance.

Green network and waterways

Dedham Vale National Landscape (formerly AONB) lies to the north, there is a small area of woodland and a playing field within the built up Horkesley Heath area. Most of the surrounding countryside is arable farmland (see map below).



The Essex Way, a designated Long Distance Path linking Epping to Harwich, runs through Great Horkesley.

The north of Great Horkesley lies within the Dedham Vale National Landscape (formerly the Dedham Vale and Stour Valley AONB).

The River Stour, which is navigable by small craft, forms the boundary between Great Horkesley and Nayland to the north; it is also the boundary between Essex and Suffolk.

There are several agricultural reservoirs with Great Horkesley, some of which are pleasantly landscaped and are accessible from the public footpath network.

Public footpath 39 runs through a small area of woodland in the south-west of the

village which, whilst privately owned, is used recreationally by local residents.

As part of the Council's green network and waterways engagement, a site was submitted as an idea for a new green space in Great Horkesley. The details are included in the Issues and Options Report.

The entire area of Great Horkesley meets the Natural England ANGst district standard and some to the far north and far south of the area meets the ANGst wider neighbourhood standard.

High level constraints (at settlement level)

- Land to the south of Great Horkesley slopes down and is within the flood zone.
- It is desirable to prevent coalescence of Great Horkesley with the main Colchester urban area to the south to retain the individual identity of Great Horkesley.
- Development opportunities to prevent further ribbon development to the west to discourage further development away from existing village services and facilities and where character is more rural/or is open countryside.

High level opportunities (at settlement level)

- Great Horkesley is located close to the main Colchester urban area on a key transport route with a good bus service which serves the railway station. It is just over 4km from the city centre and 3km from a secondary school.
- Great Horkesley has a primary school, post office and a number of other facilities.
- Great Horkesley is the only settlement in the Great Horkesley Parish area and so is the main community focus within the parish.
- There is a primary school in the village (Bishop William Ward Primary School), where there appears to be physical space to accommodate any expansion required.
- Potential for development may bring about enhanced opportunities for local infrastructure.

Great Tey

Section 2 Colchester Local Plan 2017 to 2033

Policy SS8 allocates two sites in Great Tey for residential development; Land on Brook Road for 10 dwellings and Land off Greenfield Drive for 30 dwellings.

Planning permission was granted in 2020 for 15 dwellings at Brook Road (192249). The site has been built. Planning permission was granted in December 2023 for 30 dwellings at Greenfield Drive.

Neighbourhood Plan

The Great Tey neighbourhood plan was made by Colchester City Council in October 2024.

The vision of the neighbourhood plan is:

“In 2033, Great Tey parish will remain a friendly, community-spirited, rural parish, enhanced by more contemporary facilities that appeal to all ages. The rural landscape, environment and safety of the parish’s residents will be maintained and will have been enhanced through well designed, characterful and sustainable development, supported by movement networks and multifunctional green infrastructure which perpetuate the rural nature of the parish. The setting of Great Tey village will have been preserved, avoiding sprawl and amalgamation with other villages”.

Settlement shape and form

Great Tey is situated north of the Roman River and is surrounded by largely flat arable land. The parish of Great Tey is a small rural community that contains a few local amenities including a village pub, village hall, primary school, and a Norman church. The community originally developed at the southern end, as evidenced by the Conservation Area, with a newer small estate to the north and ribbon development along the main road through the village between Little Tey and Chappel.

Settlement profile

The population of Great Tey parish, from the 2021 Census is 920. The area of Great Tey parish is 11.34km². There are 390 households in the parish.

16.2% of the population are school children and full time students and 18.9% are over the age of 70 years old. There is a higher percentage of people mainly working from home than the England average (38.1% compared to 31.5% for England) and a higher percentage driving a car or van to work (51.5% compared to 44.5% for England). The percentage of people with no qualifications and percentage of people with level 4 and above qualifications are very similar to the national averages (17.9% no qualifications compared to 18.1% for England and 33.8% level 4 and above qualifications compared

to 33.9% for England). Deprivation is lower than the England average – with 56.3% of households not deprived in any dimension compared to 48.4% for England.

School provision

Great Tey Primary school is located centrally within the parish. According to Essex County Council's [May 2023 School Census](#), Great Tey Primary forms part of the Colchester Primary B: Northwest (Tey) forecast group. Great Tey Primary school currently has 76 pupils on roll. The current school capacity is 84 [GOV.UK \(get-information-schools.service.gov.uk\)](#). The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Great Tey Primary School is 12 and the Number on Roll in reception is 11.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 02: Rural Northwest forecast group shows a steady increase overall in forecast numbers from 2021/22 with a decrease 2023/24. In 2032/33 the total forecast is 635. This is 113 more than the current 522 pupils.

The nearest Secondary School is The Stanway School which is 8km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll. Honeywood School in Coggeshall is also 8km away.

Sustainable travel

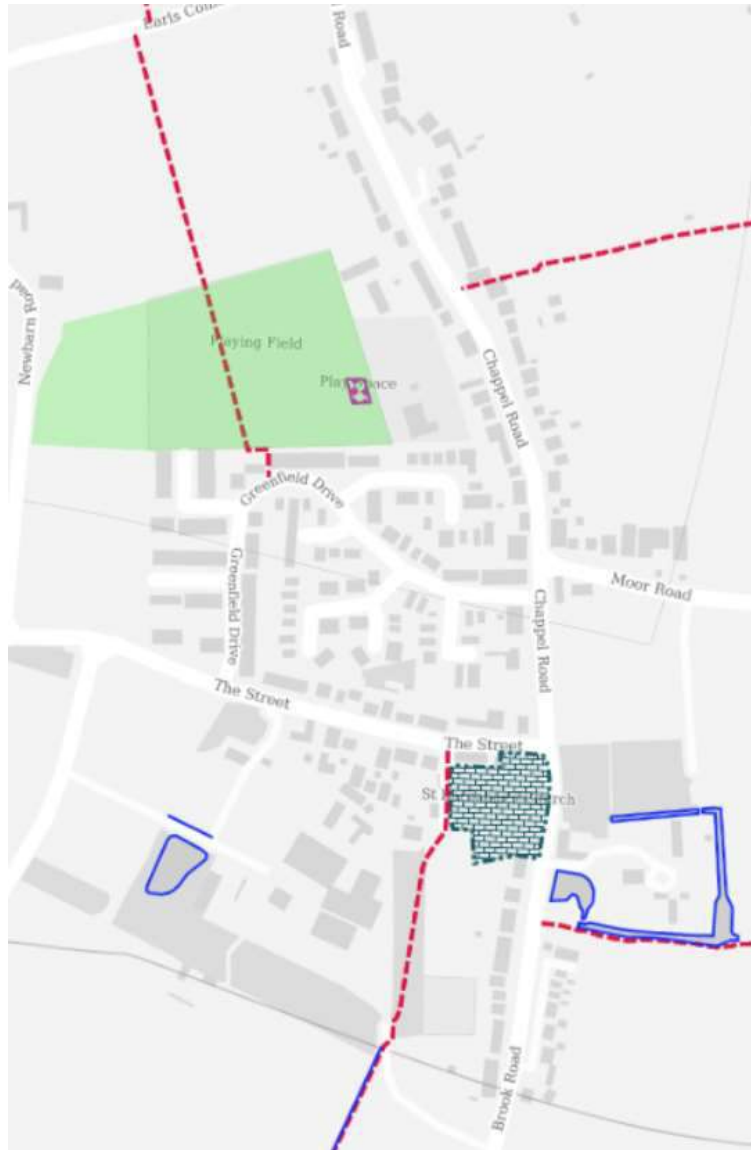
The 82 bus from Colne Engaine to Colchester runs 6 times per day Monday to Saturday. There are school buses term time only that run to both Stanway School and Honeywood School in Coggeshall. It is 6km to Marks Tey Train Station.

Infrastructure

There is a bar & restaurant, village hall, primary school which is also a social hub for events and recreation ground with a children's play area. Many sports groups operate from the village hall such as weekly karate classes and winter bowls. A pre school operates from the village hall. Pump House surgery is the closest GP, located 4km away in Earls Colne.

Green network and waterways

Great Tey is surrounded by predominantly arable farmland scattered with small pockets of mixed woodland and open space in the north-west (see map below). Chalkney wood is a large SSSI woodland that borders the north of the parish.



Great Tey meets the Natural England ANGSt local, neighbourhood and wider neighbourhood standards and partly meets the doorstep standard.

High level constraints (at settlement level)

- Great Tey lies off the main road network, although is close to the A1124, A12 and A120. Bus services are limited.
- growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside
- The southern quarter of the village lies within a Conservation Area, which includes the church and the pub.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited, small scale growth may provide opportunities to enhance local infrastructure.
- Great Tey has a number of key services and facilities.
- A multi parish proposal has been put forward for a nature green space / local nature recovery corridor² along the Roman River Corridor.

² Introduced in the Environment Act 2021, the [Local Nature Recovery Strategy \(LNRS\)](#) is a statutory requirement. It is part of [Nature Recovery Network \(NRN\)](#), which is made up of 48 Local Nature Recovery Strategies. These improvements are required by law under the Environment Act 2021. Together they form a nationwide network full of opportunities for nature recovery. The primary purpose is to find locations for the creation or improvement of habitat. It aims to identify the locations most likely to provide the greatest benefit for nature and the wider environment.

Great and Little Wigborough

Settlement shape and form

Great and Little Wigborough were formally two parishes and have been combined into one. They are the two main settlements in the parish. They are both linear in form and are concentrated along Maldon Road, School Road and Peldon Road. Great and Little Wigborough are rural in character, poorly connected to the strategic road network and accessed by narrow country lanes. To the north of the Great Wigborough settlement is St Stephen Church.

Settlement profile

The population of Great and Little Wigborough parish, from the 2021 Census, is 230. The area of Great and Little Wigborough parish is 13.47km². There are 100 households in the parish.

14.5% of the population are school children and full time students and 23.1% are over the age of 70 years old. There is a higher percentage of people mainly working from home than the England average (42.7% compared to 31.5% for England) and a higher percentage driving a car or van to work (49.5% compared to 44.5% for England). There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (12.6% no qualifications compared to 18.1% for England and 38.2% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 59.2% of households not deprived in any dimension compared to 48.4% for England.

School provision

There is not a school in the parish of Great and Little Wigborough. Layer-de-la-Haye C of E Primary School is 5.6km away to the north. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary F: City southeast (Berechurch) forecast group and currently has 201 pupils on roll.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 09: Colchester rural south forecast group shows a decrease in forecast numbers from 2023/24 (451 pupils) to 2026/27 (437 pupils) and then a steady increase to 2032/33 (487 pupils) of 36 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Layer de la Haye Primary school is 30 and the Number on Roll in reception is 29.

The closest Secondary School to Great and Little Wigborough is the Paxman Academy school, which is approximately 9km away. The [May 2023 School Census](#) shows that there are 725 pupils on roll.

Infrastructure

The closest shop, a Premier, is in Layer de la Haye 5.9km away to the north of Great and Little Wigborough. The closest doctor's surgery is also in Layer de la Haye, Winstree Medical Practice (Maltings Green Surgery) 5.9km away. The closest pub is in Peldon, the Plough and is 3.2km away to the east. Abbots Hall Nature Reserve and St Stephens Church are located in Great Wigborough and St Nicholas Church in Little Wigborough although located some distance from the small settlement area of Little Wigborough.

Sustainable travel

Great and Little Wigborough are poorly connected to the strategic road network and are accessed by narrow country lanes. Between the 50 a/b, 92 and 903 bus services there are approximately 6 buses on weekdays into Colchester and 4 buses on a Saturday. The TH78 Public school bus runs during term time. There is no Sunday service through Great and Little Wigborough.

Green network and waterways

Abberton Reservoir is located to the north of the parish boundary and The Blackwater Estuary and Abbots Marshes Local Wildlife site are to the South boundary.

There is ancient woodland in the parish as well as Copthall Grove Local Wildlife Site to the east. There are two burial grounds, one to north and one to south. The map below shows the green network and waterways and Public Rights of Way (PROW) in Great and Little Wigborough.

Langham

Section 2 Colchester Local Plan 2017 to 2033

Policy SS9 allocates two sites for residential development in Langham; Wick Road for 10 dwellings and School Road for 70 dwellings.

A planning application has been submitted for 10 dwellings at Wick Road, at the time of writing a decision has not been issued.

Two planning applications have been granted in 2020 and 2023 for 46 and 30 dwellings (a total of 76 dwellings) at School Road. Development has commenced.

Settlement shape and form

Langham includes two areas of settlement, Langham Moor and St. Margaret's Cross, linked by School Road. A former WWII airfield lies between the two areas. The village contains a mixture of historic properties and farmhouses with more recent development.

Settlement profile

The population of Langham parish, from the 2021 Census is 1,000. The area of Langham parish is 12.05 km².

There are 420 households in the parish according to the 2021 Census, but Langham Parish Council believe that there are 550 households in the parish. 18.1% of the population are school children and full time students and 21% are over the age of 70 years old. There is a higher percentage of people mainly working from home than the England average (44% compared to 31.5% for England) and a slightly higher percentage driving a car or van to work (46.3% compared to 44.5% for England). There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (13.8% no qualifications compared to 18.1% for England and 39.8% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 55.5% of households not deprived in any dimension compared to 48.4% for England.

School provision

Langham Primary School is located within Langham parish. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary A: North (Langham) forecast group and currently has 101 pupils on roll (112 Capacity).

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 01: Colchester north forecast group shows an increase in forecast numbers from 2023/24 (4051 pupils) to 2032/33 (4164 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Langham Primary school is 16 and the Number on Roll in reception is 7.

The nearest Secondary School is The Gilberd School which is 5km away. The [May 2023 School Census](#) shows that there are 1,568 pupils on roll.

Infrastructure

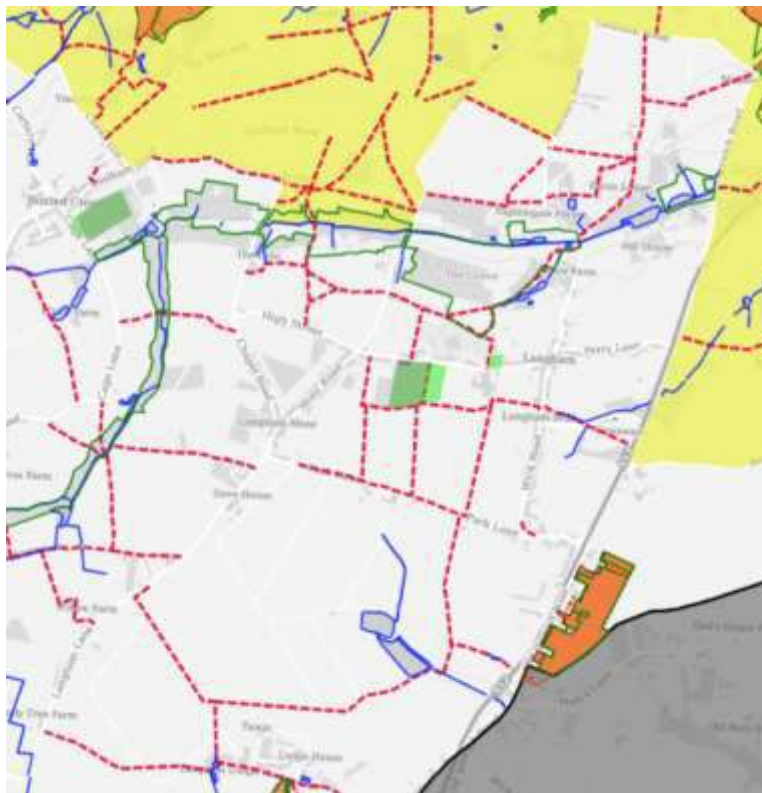
Langham contains a public house, a monthly community café, a community shop, community centre, recreation ground, a playground, football pitches and tennis courts. The closest GP is located in Ardleigh 3km away.

Sustainable travel

The 81 & 81a buses run between Manningtree and Colchester City Centre/Rail Station 5 times a day Monday- Saturday with no service on a Sunday. There are additional services on the 81 & 81a route however these services are not via Langham. The 93 bus service runs between Colchester and Ipswich with no return service via Langham to Colchester. Colchester North Station is 9km away.

Green network and waterways

Part of the Langham parish falls into the Dedham National Landscape (formerly AONB), most of Langham is surrounded by fields (see map below).



Only a small area of Langham meets the Natural England ANGSt doorstep standard, Langham does not meet the local or neighbourhood standard. Most of Langham meets the district standard.

High level constraints (at settlement level)

- Langham has limited access to public transport.
- Dedham Vale National Landscape (formerly AONB) adjoins the village to the north and east, although it is separated by the A12 to the east.
- The site is served by Langham Sewage Treatment Works which currently has capacity issues. Other key issues relate to poor capacity to manage surface water and foul water.

High level opportunities (at settlement level)

- For its size, Langham provides a reasonable number of facilities including a community centre and shop, and a primary school with current capacity.
- opportunities for growth may have scope to provide further infill to bring together two separate parts of the village.
- There are local employment opportunities in the village.
- Langham is in close proximity to the A12.
- Potential for development may bring about enhanced opportunities for local infrastructure.

Layer Breton

Settlement shape and form

Layer Breton is a linear settlement that has developed over time as a form of ribbon development along Layer Breton Hill, which is a rural road that links Colchester with Tolleshunt D'Arcy via Birch. Layer Breton is the only settlement within the parish but is close to neighbouring Birch Green. Layer Breton is rural in character, poorly connected to the strategic road network and is accessed by narrow country lanes.

Settlement profile

The population of Layer Breton parish, from the 2021 Census, is 290. The area of Layer Breton is 5.100km² and the area of the built-up area (Census definition) is 0.439km². There are 340 households. In Layer Breton parish, 16.70% of the population are school children and full-time students and 16.10% are over 70 years old. There is a slightly higher percentage of people mainly working from home than the England average (32% compared to 31.5% for England). There is a lower percentage of people with no qualifications and people with level 4 and above qualifications than the England average (14.4% no qualifications compared to 18.1% for England and 33% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 50.7% of households not deprived in any dimension compared to 48.4% for England.

School provision

Layer Breton does not have a school in the parish area. Birch C Of E Primary School is located on School Hill and 1.3km away from Layer Breton. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary E: City Southwest (Stanway) forecast group and currently has 133 pupils on roll.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 04: Colchester rural southwest forecast group shows a steady decrease in forecast numbers from 2023/24 (329 pupils) to 2032/33 (289 pupils) of 40 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Birch Primary school is 20 and the Number on Roll in reception is 17.

The closest Secondary School to Birch is the Stanway School, which is approximately 5.3km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll.

Infrastructure

In Layer Breton, The Hare and Hound Public House hosts a post office twice a week (Tuesday 9am – 1pm and Thursday 9am – 11:45am) and is located to the north of the parish. St Mary the Virgin Church is located in the built-up area of the settlement. Layer Breton Hall is to the south of the parish away from the built-up area. The closest shop, a Premier, is in Layer de la Haye 3.8km away to the northeast of Layer Breton. The closest doctor's surgery is also in Layer de la Haye, Winstree Medical Practice (Maltings Green Surgery) 3.8km away.

Sustainable travel

Layer Breton is poorly connected to the strategic road network and is accessed by narrow country lanes. Marks Tey Station is 6.21km away with direct trains to Colchester, Norwich and London.. On weekdays the 50a, 85 and 92 bus services vary from 6 to 8 buses a day into nearby parishes Birch and Layer De La Haye, Colchester with destinations including Colchester Zoo and Colchester Hospital, Tollgate Centre, Shrub End, Heckfordbridge, Great Wigborough, Salcott, Tollesbury and Tolleshunt D'arcy. No buses run on a Sunday in Layer Breton

Green network and waterways

There is Layer Breton Heath Local Wildlife Site, Abberton Reservoir and cemetery to the south of the parish (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt). The doorstep (Natural greenspace of at least 0.5 ha within 200m) and the local standards (natural greenspace of at least 2 ha within 300m) are met. The neighbourhood standard (natural greenspace of at least 10 ha within 1km) and the Wider Neighbourhood

standard (natural greenspace of at least 20ha within 2km) are met. None of Layer Breton meet the district standard (natural greenspace of at least 100 ha within 5km).

High level constraints (at settlement level)

- Layer Breton is rural in character, has limited bus and train links and is located some distance away from secondary school and Colchester city centre.
- There are limited services and facilities within the village and there is no primary school – the nearest one is in Birch to the north, which is 1.5km away – but not easily accessible on foot due to lack of footpaths along Birch Street.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Layer de la Haye

Section 2 Colchester Local Plan 2017 to 2033

Policy SS10 allocated land at the Folley for at least 35 dwellings. Planning permission was granted for 55 dwellings in 2022 (211392). A rural exception site has also been granted planning permission in association with this allocation for 8 affordable homes and 7 market homes in 2022 (211393).

Settlement shape and form

Development in Layer de la Haye is concentrated within two settlement areas; Layer village and Malting Green. The two areas are physically separated by a large grass sward known as Malting Green, a large part of which is a designated Local Wildlife Site. It is also an important open space that plays an important function in defining the rural character of the existing two settlement areas.

To preserve this character the Council is of the opinion that the two settlement areas should remain physically separate. Layer village is the larger of the two defined settlement areas. Development has grown from Church Road, Birch Road, High Road and Abberton Road crossroads. From the crossroads, ribbon development has extended north eastwards along High Road (B1026) as far as the Donkey and Buskins public house. A second band of ribbon development extends eastwards from the crossroads to the western boundary of Malting Green open space. There has been extensive infill between High Road and Abberton Road.

Settlement profile

The population of Layer de la Haye parish, from the 2021 Census, is 1800. The area of Layer de la Haye is 10.37km² and the area of the built-up area (Census definition) is 1.062km². There are 710 households.

In Layer de la Haye parish, 18.4% of the population are school children and full-time students and 20.9% are over 70 years old. There is a slightly higher percentage of people mainly working from home than the England average (32% compared to 31.5% for England). There is a lower percentage of people with no qualifications and people with level 4 and above qualifications than the England average (13.9% no qualifications compared to 18.1% for England and 31.9% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 60.2% of households not deprived in any dimension compared to 48.4% for England.

School provision

Layer de la Haye C of E Primary school is located on High Road. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary F: City southeast (Berechurch) forecast group and currently has 208 pupils on roll. The January 2024 [School Census](#) indicates that the Published Admission

Number for Reception for Layer-De-La-Haye CE (V/C) P is 30 and the Number on Roll in reception is 29.

Essex County Council's Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33 shows that the Colchester Primary 09: Colchester rural south forecast group shows a decrease in forecast numbers from 2023/24 (451 pupils) to 2026/27 (437 pupils) and then a steady increase to 2032/33 (487 pupils) of 36 pupils.

The closest Secondary School to Layer de la Haye is Paxman Academy, which is approximately 4km away. The Paxman Academy is a new school and the May 2023 School Census shows that there are 725 pupils on roll. The published admission number for year 7 is 180 and there are 182 year 7 pupils on roll.

Infrastructure

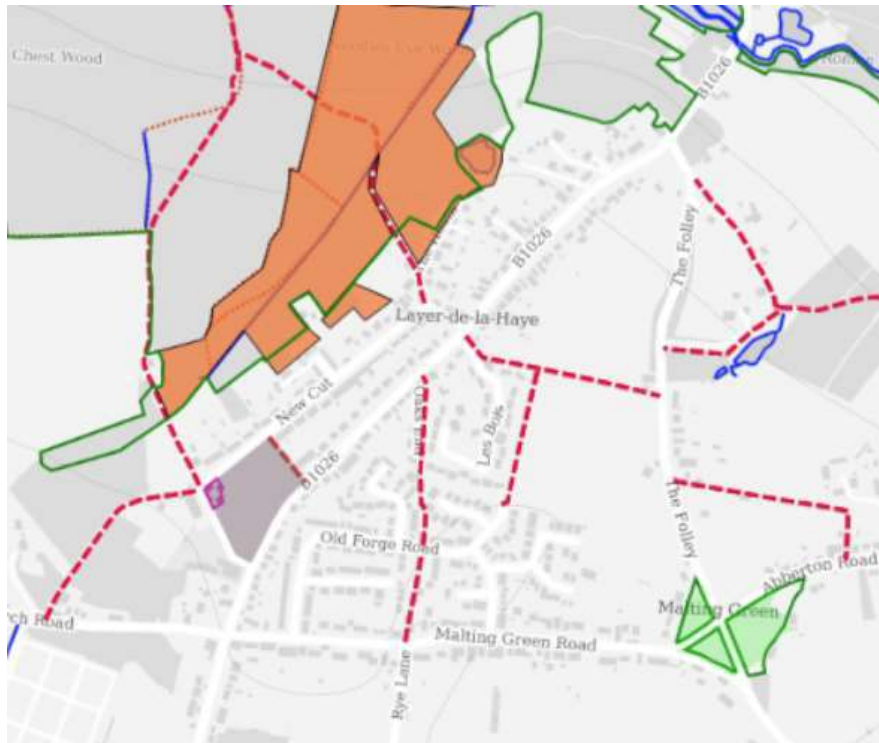
Layer de la Haye has a mix of community and social infrastructure including a school and GP surgery. It has a premier shop. There are two public houses, which serve food (the Layer Fox and Donkey and Buskins). Centrally located in the village is the Queen Elizabeth village hall, recreational ground including a multisport court and playground. The waterworks is located just south of the settlement area and south of that is St John the Baptist Church.

Sustainable travel

Layer de la Haye is well connected to the strategic road network with good road access to Colchester, but poorly connected to public transport with no bus service on a Sunday and limited throughout the rest of the week. With the 50, 50a, 50b, 69 and s6/7 bus service provides 8 to 10 buses a day Monday – Friday and 4 buses on a Saturday.

Green network and waterways

Abberton Reservoir is located to the south of Layer de la Haye. There are two Local Wildlife sites, Malting Green to the east, and to the north of the settlement area Chestwood and Roman River Complex. Needles Eye Woods is also located to the north of the settlement area and is ancient woodland. There is a recreation ground within the settlement area and a cluster of green open spaces in Malting Green (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt). The doorstep standard (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m) covers some of the settlement. No other standards have been met.

High level constraints (at settlement level)

- Local Wildlife Site (Chestwood) may limit growth opportunities as any development would need to have regard to the LoWS.
- Development is constrained to the southwest by the water treatment works.
- The Roman River valley runs northeast of Layer village. Land in this area falls within flood zone 2. Parts of the Roman River valley are steep and undulating.
- Bus and train services are limited. The closest train station is in Colchester, approximately 7km from Layer village.
- Malting Green is physically separated from the key facilities available in Layer village and there are no footpaths between the two locations.

High level opportunities (at settlement level)

- Layer de la Haye has a range of facilities including a primary school, village shop, a GP surgery (Winstree Medical Centre), two public houses and open space.
- Potential for development may bring about enhanced opportunities for local infrastructure.

Little Horkesley

Settlement shape and form

Little Horkesley is a small, rural, linear settlement. It is located within the Dedham Vale National Landscape (formerly AONB).

Settlement profile

The population of Little Horkesley parish, from the 2021 Census, is 200. There are 80 households. The area of Little Horkesley is 5.17km².

In Little Horkesley parish, 14.3% of the population are school children and full time students and 21.7% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (48.2% compared to 31.5% for England). There is a lower percentage of people with no qualifications (8.2% no qualifications compared to 18.1% for England) higher than average number of people with level 4 and above qualifications, 47.6% compared to 33.9% for England. A large percentage of residents (46.5%) are economically inactive. Deprivation is lower than the England average – with 58.4% of households not deprived in any dimension compared to 48.4% for England.

School provision

The northern half of the parish is closest to Nayland Primary School in Suffolk (3km). The southern half of the parish closest school is Bishop William Ward Primary School in Great Horkesley (5km from Little Horkesley).

According to Essex County Council's [May 2023 School Census](#), Bishop William Ward forms part of the Colchester Primary C: City North (Highwoods) forecast group. Bishop William Ward Primary school currently has 195 on roll. The current school capacity as [GOV.UK \(get-information-schools.service.gov.uk\)](https://gov.uk/get-information-schools.service.gov.uk) is 210.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that Colchester Primary 01: Colchester north forecast group shows an increase in forecast numbers from 2023/24 (4051 pupils) to 2032/33 (4164 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Bishop William Primary school is 30 and the Number on Roll in reception is 29.

The closest Secondary School is The Trinity School in Mile End (6km) which opened for the 2023/24 academic calendar year. The school is not operating at full capacity yet. The Trinity School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24.

Infrastructure

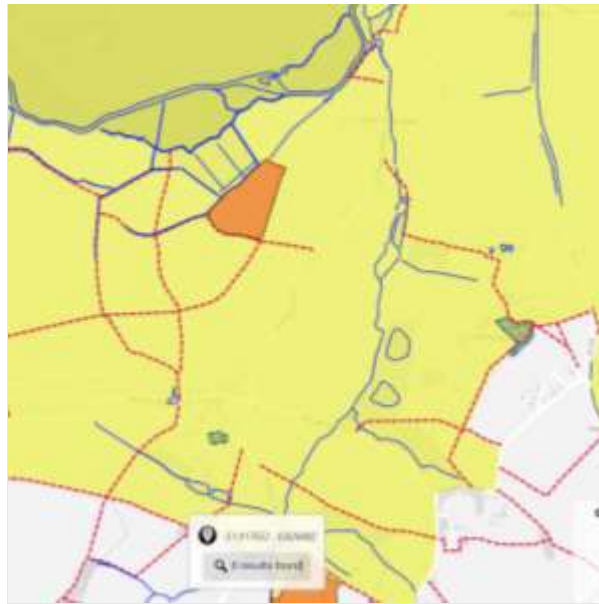
There are limited facilities in Little Horkesley with only a church and village hall. The closest shop is 2km away in Great Horkesley. Nayland Surgery (3km) is the closest GP.

Sustainable travel

There is a bus that runs once a week to Colchester City Centre.

Green network and waterways

The majority of Little Horkesley Parish lies within Dedham Vale National Landscape and is used for livestock. The north of the parish is bordered by River Stour (see map below).



A small area in the North East section of the parish meets the Natural England wider neighbourhood ANGst Standard.

High level constraints (at settlement level)

- Has poor bus links and is located some distance away from any facilities.
- As a small settlement (less than 100 households) with limited services and facilities, located some distance away from schools and Colchester city centre options for expansion or development owing to the size and character of the settlement is limited.
- Lack of services and facilities and there is no primary school.
- Settlement is rural in character.

- The entire settlement is within the Dedham Vale National Landscape.
- The southern part of the settlement is within a Historic Park and Garden.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Marks Tey

Neighbourhood Plan

The Marks Tey [Neighbourhood Plan](#) was made by Colchester Council in April 2022. The neighbourhood plan does not make specific allocations, it provides additional local policies to help guide development in the neighbourhood plan area.

The vision of the neighbourhood plan is:

“A sensitive sustainable community reflecting the housing and employment needs of the locality; helping to build cohesion in the village, maintaining and strengthening a sense of place across the parish, whilst maintaining our countryside surroundings (including access to it) and improving highways, the public rights of way network, paths and cycleways to gain better access to our surrounding environment.”

Settlement shape and form

Marks Tey is the largest settlement located at the centre of the Marks Tey parish area, located at the busy junction of the A12 with the A120. It is essentially a fragmented, linear settlement that has been bisected by the railway, the A12 and A120. There are a number of community facilities including a railway station to the east and a larger area of modern housing and the primary school in the centre, the separate hamlet of Little Tey to the west and a retail and residential area to the east separated by the A12.

Settlement profile

The population of Marks Tey parish, from the 2021 Census, is 2,600. The area of Marks Tey is 6.1km² and the area of the built-up area (census definition) is 0.7km². There are 1,100 households. In Marks Tey parish, 17% of the population are school children and full time students and 17.5% are over 70 years old. There is a slightly higher percentage of people mainly working from home than the England average (32.3% compared to 31.5% for England). There is a lower percentage of people with no qualifications and people with level 4 and above qualifications than the England average (16.8% no qualifications compared to 18.1% for England and 25.6% level 4 and above qualifications compared to 33.9% for England). Deprivation is slightly lower than the England average – with 51.8% of households not deprived in any dimension compared to 48.4% for England.

School provision

St Andrews Primary School is located within Marks Tey. According to Essex County Council's [May 2023 School Census](#), St Andrews Primary School forms part of the Colchester Primary B: Northwest (Tey) forecast group. St Andrews Primary School

currently has 171 on roll. The current school capacity as [GOV.UK \(get-information-schools.service.gov.uk\)](https://gov.uk/get-information-schools.service.gov.uk) is 210.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 01: Colchester north forecast group shows an increase in forecast numbers from 2023/24 (4051 pupils) to 2032/33 (4164 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for St Andrews Primary school is 30 and the Number on Roll in reception is 20.

The closest Secondary School to Marks Tey is the Stanway School, which is approximately 5.5km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll. The Stanway School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24. Students from Marks Tey also attend the Honywood School in Coggeshall, which is outside of the Colchester boundary.

Infrastructure

There are a number of facilities within Marks Tey including a Premier convenience store, Post Office, pharmacy, beauty salon, Indian restaurant, and petrol station. The Parish Hall provides the setting for regular social events. There is a recreation ground with a skate park, playground and basketball court.

There is no GP within Marks Tey. The retail and GP facilities at Tollgate are 5.5km away with direct road and public transport access. Due to the nature of the linear settlement, the closest health services may also be in Coggeshall, outside of the Colchester boundary.

Active & Sustainable travel

The train station, located to the East of the Parish, has frequent trains through to Colchester (on to Norwich) or London. Marks Tey Station also serves as a connection point for those travelling by train on the Sudbury to London route.

As a transport hub, there are many regular bus services. There are buses serving Colchester every 20 minutes Monday - Saturday and every 2 hours on Sunday. Bus services along the A120 include services to Braintree. Bus services along London Road include a service between Colchester, Witham and Chelmsford. There are additional buses on school days for the Stanway School. There are buses that travel further afield to Ipswich and Stanstead Airport.

The Local Cycling and Walking Infrastructure Plan (LCWIP) includes a route to the station from the city centre.

Green network and waterways

Within Marks Tey there is a recreational ground, two burial grounds and Marks Tey Brickpit SSSI. Marks Tey is surrounded by predominantly arable fields (see map below).



Two small areas of Marks Tey meet the Natural England doorstep standard, most of the settlement area does not. The local, neighbourhood or district standards are not met.

Potential improvements include a green link around the northeast of the area to North Lane and Dobbies Lane, land between Long Green and railway line would improve ANGSt doorstep provision for residents in Marks Tey.

High level constraints (at settlement level)

- The settlement is divided by the busy A12/A120 and railway line – facilities and services are not easy to reach on foot from the main residential area to the west.
- The A12/A120 inhibits resident's vehicle movements, which has potential to be dangerous to pedestrians and cyclists, and adversely impacts the community through pollution, vibration, and noise.
- The impacts and capacity of the Strategic Road network
- There are designated areas including SSSI / Local Wildlife Sites / Minerals and waste safeguarded zone to the north which any development would need to have regard to.
- It is desirable to preserve the separate identities of and prevent the coalescence of Marks Tey with neighbouring Copford and to prevent ribbon development to beyond the existing extent of the built-up area to discourage further development away from existing village services and facilities and where character is more rural/or is open countryside.

High level opportunities (at settlement level)

- Marks Tey is a sustainable location as it has its own mainline railway station and good bus links, is located at a key junction of two busy strategic routes (A12 and A120) and has a number of shops, sources of employment and services and facilities with potential to be made more sustainable.
- Potential opportunities to enhance local and strategic infrastructure
- A multi parish proposal has been put forward for a nature green space / local nature recovery corridor³ along the Roman River Corridor.
- Local Cycling and Walking Infrastructure Plan (LCWIP) route proposed between the city centre and Marks Tey.
- Capacity at St Andrews primary school.

³ Introduced in the Environment Act 2021, the [Local Nature Recovery Strategy \(LNRS\)](#) is a statutory requirement. It is part of [Nature Recovery Network \(NRN\)](#), which is made up of 48 Local Nature Recovery Strategies. These improvements are required by law under the Environment Act 2021. Together they form a nationwide network full of opportunities for nature recovery. The primary purpose is to find locations for the creation or improvement of habitat. It aims to identify the locations most likely to provide the greatest benefit for nature and the wider environment.

Messing

Settlement shape and form

Messing is the largest settlement within the Messing cum Inworth parish, located in the centre of the parish, north of Tiptree, with the smaller cluster of properties at Inworth to the west of the parish. Messing is very rural and historic in character and is accessed by narrow country lanes.

Settlement profile

The population of Messing parish, from the 2021 Census, is 400. The area of Messing parish is 9.94km.

There are 170 households. 16% of the population are school children and full time students and 16.2% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (46.9% compared to 31.5% for England) and a lower percentage driving a car or van to work (40.70% compared to 44.50% for England). There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (12% no qualifications compared to 18.1% for England and 36.2% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 54.50% of households not deprived in any dimension compared to 48.4% for England.

School provision

Messing Primary School is located on School Road. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary H: Southwest (Messing and Tiptree) forecast group and currently has 80 pupils on roll. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Messing Primary School is 12 and the Number on Roll in reception is 12.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 04: Colchester rural southwest forecast group shows a decrease in forecast numbers from 2023/24 (329 pupils) to 2032/33 (289 pupils) of 40 pupils.

The closest Secondary School to Messing is the Thurstable School. The [May 2023 School Census](#) shows that there are 1,190 pupils on roll at Thurstable School. Thurstable School [forecast](#) 1,097 pupils in 2032/33. This is a decrease from 1,196 in 2021/22, the forecast shows an increase in 2023/33 (1,240) and then continues to decrease.

Infrastructure

The only services in Messing are surrounding the settlement area which include, the village hall, the Church, the Old Crown Pub and the allotments. In Inworth there are two restaurants located adjacent to each other called the Red Dog and Il Rubino, as well as a small farm shop. On the edge of the parish boundary is Perrywoods garden centre. The nearest GP surgery is Tiptree Medical Centre 2.8km away.

Active & Sustainable travel

Messing is poorly connected to the strategic road network and is accessed by narrow country lanes. There are the 75 & 79 bus services which run within the parish area to Colchester City and Heybridge/Tiptree approximately every hour Monday to Saturday, with approximately two hourly bus service on a Sunday. However, these do not serve the settlement area of Messing with the closest bus stop being at the junction of Harborough Hall Road and the B1022, with no footpath connection to the settlement area.

There is no bus service to Thurstable Secondary School, although there is a bus service to St Marys School in Colchester which is a private school.

Green network and waterways

Messing village is predominantly surrounded by arable farmland with small pockets of woodland and a large mixed woodland area bordering the south (see map below), separating Messing from Tiptree. There is also a Community Orchard situated on New Road. To the Southeast is Messing Park Estate.



Natural England has created Access to Natural Greenspace Standards (ANGSt). The doorstep (greenspace of at least 0.5 ha within 200m) and local standards (natural greenspace of at least 2 ha within 300m) have not been met. None of the built-up area meet the neighbourhood standard (natural greenspace of at least 10 ha within 1km) None of Messing meets the wider neighbourhood standard (natural greenspace of at least 20km within 2km). None of Messing meets the district standard (natural greenspace of at least 100 ha within 5km). There is poor open space provision in Messing as none of the standards have been met.

High level constraints (at settlement level)

- Messing cum Inworth is rural in character.
- A relatively small settlement with limited services and facilities, although it does have a primary school.
- Public transport links are limited and the parish is located some distance away from Colchester city centre (approx.11.5km).

- Lack of footpaths within the settlement area of Messing, including to Messing Primary School
- growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside and to safeguard the existing rural and historic character

High level opportunities (at settlement level)

- Close to Tiptree (good services and facilities, including a secondary school) and Kelvedon (rail station), although access is relevant on a car.
- Has a primary school (Messing Cum Inworth Community School).
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Mount Bures

Settlement shape and form

Mount Bures is a small, linear settlement bounded to the east by the railway line.

Settlement profile

The population of Mount Bures parish, from the 2021 Census, is 220. The area of Mount Bures parish is 5.234km. There are 90 households. 15.6% of the population are school children and full time students and 15.6% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (42.7% compared to 31.5% for England) and a higher percentage driving a car or van to work. There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (11.4% no qualifications compared to 18.1% for England and 44.3% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 60.2% of households not deprived in any dimension compared to 48.4% for England.

School provision

Mount Bures does not have a primary school in the parish. Bures Church of England (CofE) Voluntary Controlled Primary School is the closest school. Bures CofE is outside of the district of Colchester. Bures CofE currently has 199 on roll.

Although outside of the Colchester district many students attend Thomas Gainsborough Secondary School in Great Cornard- 10.4km away which is the closest Secondary School to Mount Bures. Some students from Mount Bures also attend The Stanway School, which is 15.1km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll.

Infrastructure

The only services in the parish are mainly contained to the west. This includes St Johns Church; The Thatchers Arms public house and restaurant and further west is the village hall. The closest shop and post office to Mount Bures parish is in the neighbouring parish of Bures 3.5km away to the north.

The closest doctors surgery is in Bures – a branch Surgery of the Sudbury Practice. The Pumphouse surgery in Earls Colne is 8.2km away to the southwest of Mount Bures.

There are no sports facilities, Bures has a cricket club, sports fields, playground and fishing lakes.

Sustainable travel

The 83, 754 and 756 bus services operate Monday through to Saturday, approximately hourly between Colchester/Bures/Sudbury with no Sunday service. The 901 bus operates between Mount Bures and Stanway School during term time. Bures train station is 2.4km away and is on the Marks Tey to Sudbury branch line which is timed to coincide with main line trains at Marks Tey Station. Trains run between Bures and Colchester every 30-60 minutes Monday to Friday. There is one train an hour on Saturday and Sundays.

Green network and waterways

Mount Bures is surrounded by arable farmland. The River Stour runs along the Northern border of the parish. There is a small area of woodland in the far south of the parish. There are no playgrounds or public open spaces in Mount Bures (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt). The doorstep (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m) and local standards (natural greenspace of at least 2 ha within 300m) have not been met. None of the built up area meets the neighbourhood standard (natural greenspace of at least 10 ha within 1km). None of Mount Bures meets the wider neighbourhood standard (natural greenspace of at least 20km within 2km). None of Mount Bures meets the district standard (natural greenspace of at least 100 ha within 5km). There is poor provision in Mount Bures as none of the standards have been met.

High level constraints (at settlement level)

- Limited bus links and located some distance away from secondary school (9.1 km) and Colchester city centre.

- growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside.
- As a small settlement (less than 100 households) with limited services and facilities, located some distance away from schools and Colchester city centre options for expansion or development owing to the size and character of the settlement is limited.
- Lack of services and facilities and there is no primary school.
- Settlement is rural in character.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure.
- There may be opportunities to designate an area within the village as a local greenspace.

Peldon

Settlement shape and form

Housing in Peldon is laid out in a triangular pattern around three roads. The settlement boundary in Peldon currently comprises two roughly equivalent areas of housing on either side of two of the three roads. The triangular residential area is surrounded by arable farms. The village lies within the Coastal Protection Belt.

Settlement profile

The population of the parish is 570 and there are 220 households. 20.8% of the population are over 70 years old, which is higher than many of Colchester's parishes. 96.9% of households own a car or van, which is higher than many of Colchester's parishes.

School provision

The nearest primary school is Langenhoe Primary school, which is nearly 3km from Peldon. There are 120 pupils on roll (May 2023 school census). Langenhoe Primary School is part of Colchester Primary H: Southwest (Messing & Tiptree). This cluster is predicted to have declining pupil numbers - 329 in 2023/24 decreasing to 289 in 2032/33 (40 decrease).

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Langenhoe Primary school is 22 and the Number on Roll in reception is 14.

The priority area admission (catchment) secondary school is Thomas Lord Audley. The school census 2022/23 shows that there are 872 pupils on roll. Thomas Lord Audley is part of the Colchester Secondary A: Mid (Colchester) cluster. The cluster includes 12 secondary schools in Colchester. The pupil forecast shows 12,125 pupils in 2023/24 and 11,900 in 2032/33.

Infrastructure

The Peldon and Wigboroughs Community Hall serves the rural communities of Peldon, the Wigboroughs and the surrounding villages in north-east Essex. The hall hosts a wide range of activities throughout the week. There has been a hall on the site since 1833 and the current hall opened in 2017. The Plough, and The Glasshouse Café are located within the settlement, with the Peldon Rose outside of the settlement. The Winstree Medical Practice is approximately 4km away.

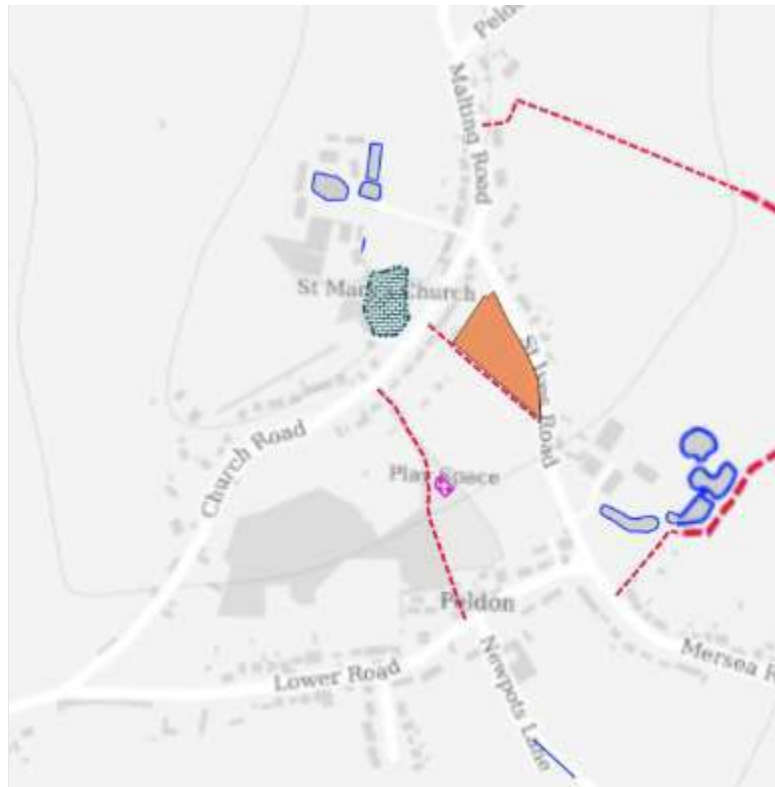
Sustainable travel

Bus route 86 serves Peldon Monday - Saturday approximately every hour, with six buses on a Sunday. The 68 bus runs four buses Monday - Friday in the evening with no

Sunday service. The 63 bus route runs five buses throughout the day with no service on a Sunday. The 69 bus runs two buses with no service on a Saturday or Sunday.

Green network and waterways

Abberton Reservoir is located to the west of Peldon. In terms of green spaces within the settlement, there is a woodland, cemetery and playground, and waterways.



Natural England has created Access to Natural Greenspace Standards (ANGSt). Most of Peldon meets the doorstep standard of 0.5 hectares of greenspace within 200 metres. A small part of the north-east of the settlement meets the neighbourhood standard (10ha natural greenspace within 1km) but other standards are not met.

High level constraints (at settlement level)

- Peldon is a small settlement with limited services and facilities, located some distance away from schools and Colchester City centre.
- Growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside
- Peldon is within the Coastal Protection Belt.

High level opportunities (at settlement level)

- Peldon is the largest settlement in Winstred Hundred.
- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure and address other local opportunities.

Rowhedge

Section 2 Colchester Local Plan 2017 to 2033

Policy SS13 allocates land at the Rowhedge Business Centre for 40 dwellings. A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.

Settlement shape and form

Rowhedge lies within the parish of East Donyland, which covers the south-east of the Colchester district. The settlement was historically centred around the shipbuilding and fishing industries of the River Colne. The village lies on the opposite bank of the river to Wivenhoe but despite its close proximity to the town, access is only available by road through Colchester. The village has good public transport and road links to nearby Colchester and contains its own primary school, post office and recreational facilities. There has been recent development at the Wharf.

Settlement profile

The population of the parish is 2,500 and area is 0.46km², which is one of the smallest parishes in the district. There are 1,100 households. 12.5% of the population is over 70 years, which is lower than most parishes in Colchester.

School provision

According to the 2022/23 School Census, there are 224 pupils at St Lawrence Church of England Primary School, which is located within Rowhedge. The school has capacity of 210.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Heathlands Primary school is 30 and the Number on Roll in reception is 30.

The priority area admission (catchment) secondary school is Thomas Lord Audley. The school census 2022/23 shows that there are 872 pupils on roll. Thomas Lord Audley is part of the Colchester Secondary A: Mid (Colchester) cluster. The cluster includes 12 secondary schools in Colchester. The pupil forecast shows 12,125 pupils in 2023/24 and 11,900 in 2032/33.

Infrastructure

Rowhedge has a mix of community and social infrastructure including a school and GP surgery. It has a co-op foodstore, hair and beauty salon, local shops such as the Jam Jar Coffee store, bike repair shop and refill shop. There are two public houses, which serve food (The Anchor and Ye Olde Albion) and cafes, some located within shops. Centrally located in the village is the village hall, recreation ground, and playground.

Sustainable travel

The S9 bus service runs approximately every hour Monday - Saturday, and every 90 minutes on Sundays. Buses run to the city centre and North Station. The 174 and 175 bus routes run Monday - Saturday every 2 hours between 9am and 3pm with no service on Sundays. The Hythe train station is 3.5km and town train station 5km approximately.

Green network and waterways

The River Colne follows the eastern edge of Rowhedge. There is a large woodland area and local wildlife site to the south of the settlement. A recreational sports field is located in the centre of the settlement.



Natural England has created Access to Natural Greenspace Standards (ANGSt) and Rowhedge is well served by natural greenspace, meeting most of the standards. Most of Rowhedge meets the doorstep standard other than the southern area and part of Rowhedge Road. Most of Rowhedge meets the local standard other than the east and southern points. All of Rowhedge meets the neighbourhood standards. Most of Rowhedge meets the district standards other than the southern part.

High level constraints (at settlement level)

- Rowhedge is situated in close geographical proximity to Colchester being less than 800m away from each other at their closest point. To maintain Rowhedge as a distinct settlement it is therefore important this separation is preserved.

- The settlement is bordered by the River Colne to the east. In addition to the physical boundary the river presents the Coastal Protection Belt applies to the area.
- Any development would need to have regard to any in combination effects on the international nature conservation designations further down the Colne estuary.
- Parts of the settlement and land surrounding it are at high risk of flooding.

High level opportunities (at settlement level)

- Rowhedge is a sustainable settlement with good road links and frequent bus services to Colchester. It benefits from having a primary school, GP surgery and recreational facilities including open space provision.
- Growth may provide opportunities to enhance local infrastructure.

Salcott cum Virley

Settlement shape and form

Salcott cum Virley is a small, linear settlement. It is located within the coastal protection belt and a large part of the settlement lies within an area of high flood risk.

Settlement profile

The population of Salcott parish, from the 2021 Census, is 330. The area of Salcott parish is 2.509km². There are 120 households. 17% of the population are school children and full time students and 17.9% are over 70 years of age. There is a higher percentage of people mainly working from home than the England average (34.9% compared with 31.5% for England) and a higher percentage driving a car or van to work than the England average. There is a lower percentage of people with no qualifications and a lower percentage of people with level 4 qualifications and above (15.5% with no qualifications compared to 18.1% for England and 30.7% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 58.5% of households not deprived in any dimension compared to 48.4% for England.

School provision

Birch C of E Primary School is the catchment school for Salcott parish, it is 7.8km away to the north of Salcott parish. According to Essex County Council's [May 2023 School Census](#) the primary school forms part of the Colchester Primary E: City Southwest (Stanway) forecast group and currently has 133 pupils on roll.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 04: Colchester rural southwest forecast group shows a steady decrease in forecast numbers from 2023/24 (329 pupils) to 2032/33 (289 pupils) of 40 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Birch C of E Primary school is 20 and the Number on Roll in reception is 17.

The closest secondary school to Salcott is Thurstable School. The [May 2023 School Census](#) shows that there are 1,190 pupils on roll at Thurstable School. Thurstable School [forecast](#) 1,097 pupils in 2032/33. This is a decrease from 1,196 in 2021/22, the forecast shows an increase in 2023/33 (1,240) and then continues to decrease.

Infrastructure

The only services in Salcott cum Virley are St Mary the Virgin Church and Salcott cum Virley Village Hall which are located in the main settlement area. Potters Resort Five

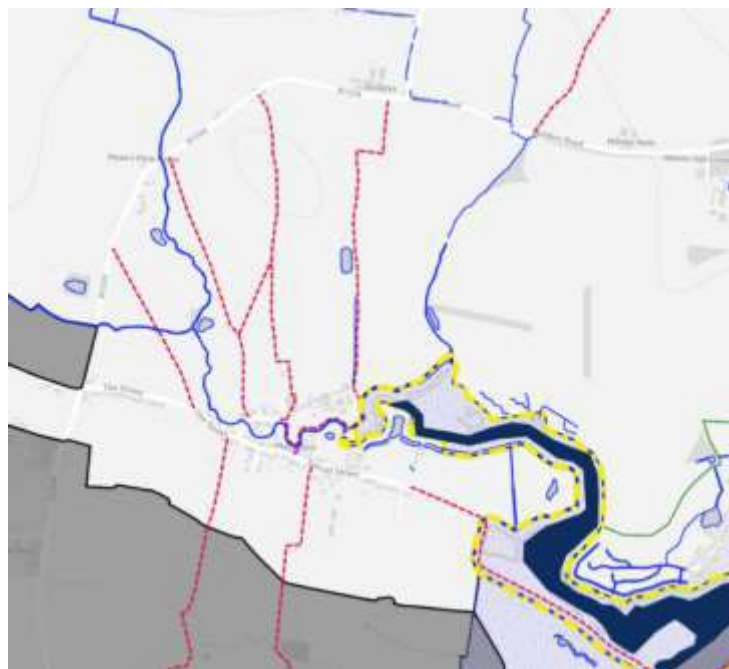
Lakes spa complex is 2.25km away. The nearest GP surgery is Tiptree medical centre, which is 6km away to the north east.

Sustainable travel

Salcott cum Virley is poorly connected by public transport. Marks Tey Station is 15.1km away with direct trains to Colchester, Norwich, and London. No buses run on a Sunday in Salcott cum Virley. On weekdays the 50, 50a and 92 bus services provide approximately 10 buses a day into Colchester. On Saturdays there are 5 buses to Colchester.

Green network and waterways

The Salcott and Strood Channel comes into Salcott from the East Blackwater Estuary connecting to waterways around the settlement which are a Special Area of Conservation (SAC). There is a playground on Salcott Street within the main settlement area. The map below shows the green network and waterways and Public Rights of Way (PROW) in Salcott.



Natural England has created Access to Natural Greenspace Standards (ANGSt). Part of Whitehouse Hill (outside of the settlement area) is covered by ANGst doorstep standard (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m. None of the local ANGSt is met (natural greenspace of at least 2 ha within 300m) the neighbourhood standard has not been met (natural greenspace of at least 10 ha within 1km) the wider neighborhood has not been met (natural greenspace of at least 20ha within 2km) and the district has not been met (a natural greenspace of at least 100 ha within 5km).

High level constraints (at settlement level)

- Limited bus links and is located some distance away from secondary school and Colchester city centre.
- Growth opportunities are limited if they are to prevent further ribbon development away from existing village services and facilities, where character is more rural/or is open countryside
- As a small settlement (only 120 households) with limited services and facilities, located some distance away from schools and Colchester city centre options for expansion or development owing to the size and character of the settlement is limited.
- Lack of services and facilities and there is no primary school.
- Settlement is rural in character.
- Settlement is within the coastal protection belt.
- A large part of the settlement lies within an area of high flood risk.
- Settlement is very close to Essex Estuaries Special Area of Conservation.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Tiptree

Neighbourhood Plan

The [Tiptree Neighbourhood Plan](#) was made by Colchester City Council in May 2023. The Spatial Strategy for Tiptree is to direct development to the north to relieve traffic issues within the main centre of Tiptree (Church Road and surrounding area). The Neighbourhood Plan includes policies and site allocations for Tiptree for up to 400 dwellings across two sites – Elms Farm and Highland Nursey for 200 dwellings each.

A planning application has been submitted for 200 dwellings at Elms Farm. At the time of writing a decision has not been issued. A planning application has not been submitted for Highland Nursey at the time of writing.

Two further planning application have been granted on appeal for residential development in Tiptree; 200 dwellings at Barbrook Lane (210398) and 130 dwellings at the Gables (190647). Development has commenced on both sites.

The vision of the Neighbourhood Plan is:

“Our vision is to retain an attractive village feel to Tiptree with a close relationship to its heritage and surrounding countryside. We want to strengthen the supportive community at the heart of Tiptree through sympathetic development whilst at the same time developing a thriving rural centre with a sustainable economy and a robust infrastructure to meet the needs of the community”.

Settlement shape and form

Tiptree has largely evolved around key highway intersections; Kelvedon Road, Oak Road & Maldon Road to the north and west, around Station Road and Church Road in the middle of the village, Factory Hill and Chapel Road to the south, Grove Road to the east and Colchester Road to the north/north east. There has been new growth around Grange Road in the west of the village and Barbrook Lane to the east. A small separate area of development also exists around Tiptree Heath.

Settlement profile

The population of Tiptree parish, from the 2021 Census, is 9,600. The area of Tiptree parish is 9.576km and the area of the built-up area (Census definition) is 3.312km².

There are 4100 households. In Tiptree parish, 16.2% of the population are school children and full-time students and 19.3% are over 70 years old. There is a higher percentage of people travelling over 30km to work than the England average (6.8% compared to 4.3% for England) and also a higher percentage of residents driving a car or van to work (55.90% compared to 44.5%). The percentage of residents with no household deprivation is slightly higher than average, 48.7% compared to 48.4% nationally. There is a higher percentage of people with no qualifications (20.3% in

comparison to a national average of 18.1%) the percentage of people with level 4 and above qualifications is also lower than the England average (22.8% level 4 and above qualifications compared to 33.9% for England).

School provision

According to Essex County Council's [May 2023 School Census](#), the four primary schools in Tiptree form part of the Colchester Primary H: Southwest (Messing & Tiptree) forecast group. Tiptree Heath Primary school currently has 197 on roll, St Lukes C of E Primary currently has 248 on roll, Mildene Primary School currently has 192 on roll and Baynards Primary School currently has 100 on roll.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 03: Tiptree forecast group shows an increase in forecast numbers from 2023/24 (847) to 2025/26 (862) then a slight decrease in numbers in 2027/28 (846) and then increasing again in 2032/33 (852). In 2032/33 the total forecast is 852 this is 115 more than the current number of pupils across the Tiptree schools.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for the four primary schools in Tiptree are Tiptree Heath 30, St Luke's C of E 30, Mildene 30 and Baynards 15. The Number on Roll in reception for the four primary schools in Tiptree are: Tiptree Heath 29, St Luke's C of E 45, Mildene 23 and Baynards 15.

There is a Secondary school in Tiptree, the Thurstable School. The [May 2023 School Census](#) shows that there are 1,190 pupils on roll at Thurstable School. Thurstable School [forecast](#) 1,097 pupils in 2032/33. This is a decrease from 1,196 in 2021/22, the forecast shows an increase in 2023/33 (1,240) and then continues to decrease.

Infrastructure

Tiptree has a large number of key services and community facilities. There are three main supermarkets as well as two smaller food stores, a butchers and delicatessen, 4 primary schools, a secondary school, a community centre, a GP surgery, as well as a range of independent shops, cafes and businesses. There are four churches, John Houghton Catholic Church, St Lukes Church, Tiptree United Reformed Church, and Kingsland Church. Tiptree also has two petrol stations, Leisure World Tiptree, Atlantis Gym, Tiptree Library, and the Tiptree Jam Factory and Museum.

Sustainable travel

Tiptree parish is served by the 75 bus service that runs approximately one bus an hour to Colchester city centre and Maldon, Monday through to Saturday with 6 buses on a Sunday approximately every 2 hours. The 79 bus service provides 2 buses a day Monday through Saturday with no service on a Sunday.

Tiptree is also served by the 91 bus service between Witham and Tollesbury, approximately every two hours Monday to Saturday.

Sustainable travel could be improved through a new link road with a segregated active travel route and a green link route across to Layer, Birch and Heckfordbridge from Messing & Tiptree with quiet lane measures.

Green network and waterways

Large areas of greenspace and Local Wildlife Sites surround the parish of Tiptree, see map below. Woodland and ancient woodland is located to the south and east of the Parish. There are green open spaces and two burial grounds within the settlement area. There are four playgrounds, Chestnut Way, Grove Road, Caxton Court and Thyme Road. Tiptree Heath to the south west of Tiptree is a SSSI.



Natural England has created Access to Natural Greenspace Standards (ANGSt). Two areas of Tiptree settlement are covered by the doorstep standard. (Natural greenspace of at least 0.5 ha within 200m). The Southwest settlement of Tiptree Heath is covered by the Local Standard (natural greenspace of at least 2 ha within 300m). A large part of the Southwest settlement is covered by the neighbourhood standard (natural greenspace of at least 20km within 2km). Almost all of Tiptree is covered by the wider neighbourhood standard (natural greenspace of at least 20km within 2km).

High level constraints (at settlement level)

- Expansion to the north east of Tiptree is constrained by Thurstable School and Warriors Rest (a sports facility).

- Development to the south east is constrained by Tiptree Jam Factory land and Birch Wood Local Wildlife Site. Development in this direction would reduce the green gap between Tiptree and Tolleshunt Knights and is also constrained by Layer Brook which is Flood Zone 2.
- The closest railway station is in Kelvedon approximately 5km from Tiptree.
- Although reasonably well served by services and facilities, there is currently only one bus an hour into Colchester.
- Future development will need to take account of road infrastructure in Kelvedon and Feering (i.e. improvements to the A12).

High level opportunities (at settlement level)

- Tiptree is a sustainable settlement with a good range of services and facilities.
- A major local employer is the Jam Factory, there are also three supermarkets, a number of independent retailers and businesses providing local employment opportunities.
- Growth can provide opportunities to enhance local infrastructure which may include improved active travel routes within and beyond Tiptree.

Wakes Colne

Settlement shape and form

Wakes Colne is the main settlement area with smaller dispersed clusters of housing around Inworth Lane and at Middle Green. The core focus of Wakes Colne is around the railway, defined to the east by the railway line, which is operational Sudbury to Marks Tey branch line. The railway station is also home to Chappel and Wakes Colne Railway Museum which hosts many events and houses a number of refurbished steam trains. The combined settlement area of Chappel and Wakes Colne is severed by the A1124, a busy road.

Settlement profile

The population of Wakes Colne parish, from the 2021 Census, is 510. The area of the parish is 8.327km². There are 210 households.

15.8% of the population are school children and full-time students and 20.4% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (47.1% compared to 31.5% for England) and a higher percentage driving a car or van to work. There is a lower percentage of people with no qualifications and people with level 4 and above qualifications than the England average (15.5% no qualifications compared to 18.1% for England and 37.9% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 62.7% of households not deprived in any dimension compared to 48.4% for England.

School provision

There is not a primary school in the parish of Wakes Colne but in the neighbouring parish of Chappel which forms part of the Colchester Primary B: Northwest (Tey) forecast group. Chappel Primary school currently has 106 pupils on roll. The current school capacity as [GOV.UK \(get-information-schools.service.gov.uk\)](https://gov.uk/get-information-schools.service.gov.uk) is 105. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Chappel primary school is 15 and the Number on Roll in reception is 14.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 02: Rural Northwest forecast group shows a steady increase overall in forecast numbers from 2021/22 (535) with a decrease in 2023/24 (522). In 2032/33 the total forecast is 635.

The nearest Secondary School is The Stanway School which is 8.5 km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll.

Sustainable travel

Wakes Colne has reasonable accessibility to Colchester, with the Sudbury branch line Chappel and Wakes Colne station linking, to the mainline at Marks Tey for trains to Norwich, Ipswich and London Liverpool Street. The Marks Tey – Sudbury branch line is timed to coincide with main line trains at Marks Tey Station. Trains run between Wakes Colne and Colchester every 30-60 minutes Monday to Friday with one train an hour on Saturday and Sundays. The 88 bus runs once an hour, Monday to Saturday, with a Sunday service bus running every 2 hours.

Infrastructure

Within the parish boundary there are a number of local services including the Post Office and General Store, and the Church of All Saints to the West of the Parish, accessible by car from the main settlement area along the A1124.

Further north is the Wakes Colne and Chappel railway station, although only a branch line, it is just 5 minutes to Marks Tey from where there is a reasonable service offering opportunities for travel to Colchester and London. The station also houses the East Anglian Railway Museum, which has a childrens play area. To the West of the main residential area is Wakes Colne and Chappel village Hall, accessible along a narrow footpath alongside the A1124. 3km to the north is Wakes Colne and Chappel Cricket club.

In neighbouring Chappel there is Chappel Primary School, the Swan Inn Pub, and St Barnabus Church. Slightly south of this is the Millenium Green which includes a playground, nature reserve and a grass area that frequently hosts events. Running through Chappel and Wakes Colne is a listed monument, the viaduct, which is one of the largest brick built structures in England. To the east at Rose Green is The United Reformed Church. Close to the church is Chappel Galleries which sells work by top professional artists – drawing, painting and sculpture. Opposite the gallery is the established community allotments and next to this is the Chappel community orchard and wildflower meadow.

The closest doctors' surgeries are the Pump House Surgery in Earls Colne, which is 6km away and the Tollgate Health Centre, which is 8km away.

Green network and waterways

The river Colne runs along the Southern border of the parish. Acorn Wood Local Wildlife Site to the North of the parish, Alder Car Wildlife Site to the West and Chappel Meadow Local Wildlife Site to the east (see map below).



Natural England has created Access to Natural Greenspace Standards (ANGSt) The doorstep (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m) and local standards (natural greenspace of at least 2 ha within 300m) are well met. None of the built-up area meets the neighbourhood standard (natural greenspace of at least 10 ha within 1km). All of Wakes Colne meets the wider neighbourhood standard (natural greenspace of at least 20km within 2km). None of Wakes Colne meets the district standard (natural greenspace of at least 100 ha within 5km).

High level constraints (at settlement level)

- Chappel primary school site is restricted and located within a Conservation Area.
- The topography is such that the core area of the settlement is located on a hill rising away from the A1124 which is situated in the valley alongside the River Colne. The railway line deals with the change in level by crossing the road and river by way of a viaduct which is a significant structure within the Conservation Area as well as being Listed.
- The A1124 separates the main residential area from the village shop, the bus stops, the Swan Inn and the church with no pedestrian crossing.
- Station road, which links the shop, pub and bus stop to the station and main residential area, has no pedestrian or cycling facilities. Walking along it is regarded as dangerous – there has been a recent fatality which is under police investigation.
- Access to community facilities is mainly by car. Pedestrian and cycle access is limited by heavy traffic and the absence of adequate pavements or cycle paths.

- The area between the core settlements of Wakes Colne and Chappel is within Flood Risk Zone 3. This essentially follows the river valley and would act as a strong constraint for residential development which would prevent the opportunity to enhance connectivity between the two settlement areas, despite the sharing of key community facilities.
- The linear nature of some clusters of development outside of the core area of the settlements runs alongside the roads. Further expansion or intensification of this ribbon development will not represent cohesive development and could create actual or perceived remoteness from the key facilities serving the community.

High level opportunities (at settlement level)

- Wakes Colne has reasonable accessibility, significantly enhanced by the railway station. Although only a branch line, it is just 5 minutes to Marks Tey from where there is a reasonable service offering opportunities for travel to Colchester and London.
- Wakes Colne is close to other key services including a primary school, a village hall and a convenience shop. There is potential to consolidate development close to the key facilities and core areas of the settlements. This has its limitations due to flood risk and heavy traffic constraints but some potential on a small scale worth further exploration.
- Both Chappel and Wakes Colne are the largest settlements within their respective parish areas where the majority of the key services are located. These settlements are therefore the community focus within each parish.
- Potential for development may bring about enhanced opportunities for local infrastructure including connectivity between the key services are currently shared between the two settlements.

West Bergholt

Neighbourhood Plan

The [Neighbourhood Plan](#) was made by Colchester Council in October 2019. The plan includes policies for West Bergholt and allocates land for 120 houses to the north of Colchester Road, situated to the eastern end of the built-up area. Several planning permissions have been granted for development of 66 dwellings. The undeveloped portions of the site allocations will be reviewed as part of the Local Plan Review.

The vision of the neighbourhood plan is:

“By 2033 West Bergholt will be a prosperous community which has taken control of its destiny through local decision-making; which has achieved a sustainable mix of development; and where the combination of the built and natural environment provides an attractive location for residents, businesses and visitors alike.”

Settlement shape and form

West Bergholt is situated approximately 1km to the north-west of Colchester. The village is centred around a triangle of roads: the B1508 Colchester Road, Chapel Road and Lexden Road. West Bergholt is separated from Colchester by an area of open countryside and the valleys of St Botolph's Brook and the River Colne. The A12 bisects the open countryside between West Bergholt and Colchester. The majority of the more recent development has occurred on the northern side of Colchester Road.

Settlement profile

The population of West Bergholt parish, from the 2021 Census, is 3,310. The area of West Bergholt parish is 10.34km and the area of the built-up area (Census definition) is 1.12km². There are 1400 households. In the West Bergholt parish, 18.1% of the population are school children and full-time students and 19.40% are over 70 years old. There is a higher percentage of people travelling over 30km to work than the England average (9.5% compared to 4.3% for England) and also a higher percentage of residents driving a car or van to work (51.3% compared to 44.5%). The percentage of residents with no household deprivation is higher than average, 56.1% compared to 48.4% nationally. There is a lower percentage of people with no qualifications (12% in comparison to a national average of 18.1%) but the percentage of people with level 4 and above qualifications is similar to the England average (35.1% level 4 and above qualifications compared to 33.9% for England).

School provision

Heathlands Primary School is located centrally in the built up area of the village. Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 01:

Colchester north forecast group shows an increase in forecast numbers from 2023/24 (4051 pupils) to 2032/33 (4164 pupils) of 113 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Heathlands Primary school is 60 and the Number on Roll in reception is 54.

The closest Secondary School to West Bergholt is the Stanway School, which is approximately 5km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll. The Stanway School falls into Colchester Secondary 01 group which [forecast](#) 11,900 pupils in 2032/33. This is a decrease of 225 from 12,125 in 2023/24.

Infrastructure

West Bergholt has a number of sporting facilities including a cricket club, football clubs and pitches and two tennis courts. There are 3 playgrounds within the village. There are two public houses located on opposite sides of the village. Shopping facilities include a village store and Co-op which also contains the village post office. There is a florist, fish and chip shop and hairdressers, a doctors surgery, pharmacy, St Marys Church and a Village Hall complex.

Sustainable travel

West Bergholt is served by the S3 bus which runs to Colchester city centre, accessing Colchester North station on-route. It operates at roughly 45-minute intervals Monday - Saturday and every 90 minutes on Sundays. The village is also served by the 754 and 756 bus travelling between Colchester and Sudbury. School buses run during term time to both Sudbury and the Norman Way Schools.

Green network and waterways

West Bergholt has a number of large mixed woodland areas including Hillhouse Wood which is Ancient Woodland with public access to which a large number of day visitors are attracted during March, April and May each year to view the spring flowers, particularly the bluebell display, see below map. The built-up area is almost fully surrounded by waterways. The village is surrounded by predominantly arable farmland. There are various parks and open green spaces within the village centre including the Lorkin Daniel Sports Field. The neighbourhood plan designated Lorkin Daniell Field and Poor's Land as local green spaces.



The majority of the village is covered by Natural England's ANGst standards and just a small area to the north east does not meet any of the standards.

As part of the Council's green network and waterways engagement, a site was submitted as an idea for a new green space in West Bergholt. Details are included in the Issues and Options Report.

High level constraints (at settlement level)

- Seek to prevent development further along Colchester Road towards Colchester. There is currently little inter-visibility between Colchester and West Bergholt, there is an almost continuous belt of arable fields from the A12 to the south-western edge of West Bergholt and the southern areas of the village are softened by mature hedgerows along field boundaries. However, the location of both settlements is such that there is a relatively high potential for visual coalescence of settlements. Any new built development on this land may undermine the sense of settlement separation and a high potential of visual coalescence.
- Growth opportunities to prevent further unacceptable ribbon development away from existing village services and facilities, where character is more rural/or is open countryside and to prevent coalescence. In particular seek to prevent ribbon development north of the village on Colchester Road/Nayland Road

- There is a distinct entrance to the village from Nayland Road/Colchester Road junction into West Bergholt.
- Most facilities are located within the village core, and any large-scale development on the edge of the village could be more than 400m to the main facilities and school.

High level opportunities (at settlement level)

- A sustainable settlement located on a key transport route (B1508) to Colchester.
- The village is fairly well located for the main railway line and has good public transport links to Colchester station.
- West Bergholt has a number of services and facilities including Co-op food-store, post office, doctors' surgery, pharmacy and primary school. Heathlands Primary School has recently been expanded to accommodate existing demand
- There is a good provision of open space, allotments and village hall located centrally in the village.
- Opportunity to enhance infrastructure including providing more sports facilities with development.

West Mersea

Section 2 Colchester Local Plan 2017 to 2033

Two sites are allocated for residential development in West Mersea; Dawes Lane for 100 dwellings and Brierly Paddocks for 100 dwellings.

Planning permission for 101 dwellings at Brierly Paddocks was granted in 2020 and development of the site has commenced. An additional planning application was submitted in 2024 for an additional 18 dwellings. Planning Committee in August 2024 agreed to grant planning permission, subject to the signing of a Section 106 agreement. At the time of the writing, the Section 106 agreement is being negotiated and planning permission is expected to be granted in due course.

Planning permission for 100 dwellings at Dawes Lane was granted in 2021 and development commenced.

Neighbourhood Plan

West Mersea [Neighbourhood Plan](#) was made by Colchester Council in April 2022. The neighbourhood plan does not allocate land for housing but includes policies for the two adopted Local Plan housing allocations.

The vision of the neighbourhood plan is: *‘To maintain and enrich West Mersea as a vibrant and cohesive community ensuring new development will be both sustainable and improve life for ourselves without prejudicing lives for future generations. Support the local economy, provide high quality accommodation for all in our community while respecting the individual character of the town and protecting our natural environment.’*

Settlement shape and form

West Mersea is the larger of two settlements on Mersea Island, the other being the much smaller village/hamlet of East Mersea. West Mersea was originally formed around the harbour and nearby oyster pits to the southeast of the island and has since expanded to the north and west. The shape of the settlement is concentrated within a well-defined and defensible northern boundary. The settlement boundary to the east is less well-defined and existing development is very loose knit.

Settlement profile

The population of the parish is 7,200. The population of the built-up area (Census 2021 definition) is 7,100 and the size of the built-up area is 2.84km², making it one of the largest built up areas in Colchester. 13.1% of the population is school children and students, which is lower than the England average and other Colchester parishes. The age profile shows a higher percentage of population over 55 years and lower

percentage of population under 50 years than the England average. There are 3,400 households in the parish.

School provision

West Mersea primary school had 375 pupils on roll in the 2022/23 School Census. The primary forecast states that there are 348 pupils in 2023/24 and 369 expected in 2032/33. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Mersea Island school is 60 and the Number on Roll in reception is 47.

The priority area admission (catchment) secondary school is Thomas Lord Audley. The school census 2022/23 shows that there are 872 pupils on roll. Thomas Lord Audley is part of the Colchester Secondary A: Mid (Colchester) cluster. The cluster includes 12 secondary schools in Colchester. The pupil forecast shows 12,125 pupils in 2023/24 and 11,900 in 2032/33.

Infrastructure

West Mersea has numerous town centre and community uses both within the district centre and throughout the town. Shops and services include a Tesco Express, Co-op, Spar, library, four hair/beauty salons, butchers, two pharmacies and a primary school. There are numerous public houses, restaurants and cafes including the Victory Hotel, The Company Shed, The Oyster Bar restaurant, The Coast Inn, The Fox Inn, The White Hart, the Mersea Island Fish Bar, Unique Fish Bar & Kebabs, The Dog and Pheasant, The Art Cafe, The Gilt Rooms, Maria's Vintage Tearoom, Coastal Coffee, Mersea Island Bakery and Café, The Blackwater Pearl, The Granary Bar and Restaurant, The Sandbank, Seaview Beach Diner, The Two Sugars Café, Lotus Kitchen, Titash restaurant, Oriental, and The China Kitchen. There are numerous community spaces including churches, The Old City Hall, West Mersea Assembly Hall, Dabchicks Sailing Club, Glebe Pavilion, The Old WI Hall, Mersea Museum, Royal British Legion Social Club, Shutes Hall, The Mersea Centre (MICA), and West Mersea Yacht Club. There is a sailing club, rugby club, bowls club, and recreation ground with tennis courts.

Sustainable travel

Bus service 86 runs to Colchester city centre Monday-Saturday every hour until 18:35. On Sundays it runs every two hours until approximately 20:30. Hedingham Bus 63 runs four buses a day Monday-Saturday with no Sunday service. The 67 bus service runs Monday-Saturday approximately every 30 mins, Sunday 6 buses approximately every two hours.

Green network and waterways

West Mersea is surrounded by the Colne and Blackwater estuaries and has a beach along the southern boundary. There are green spaces and recreation grounds throughout the town, including a number of cemeteries, see map below.



Natural England has created Access to Natural Greenspace Standards (ANGSt). Parts of the town meet the doorstep standard (a greenspace of at least 0.5 hectares within 200 metres), but the west is lacking. None of the other standards are met.

High level constraints (at settlement level)

- Coastal boundary to the south and west of the town and sloping topography to the north west of the island, meaning parts are prominent location in the landscape.
- The estuarine and coastal areas of the island are covered by international nature conservation designations - Special Protection Areas, Ramsar and the Essex Estuaries Special Area of Conservation. These designations may be a constraining factor to settlement expansion especially when in-combination effects are taken into account.
- All of the undeveloped areas of the island are covered by the Coastal Protection Belt designation. This also has the potential effect of constraining development if it impacts on the landscape character of the area.
- West Mersea is located some distance from the nearest train station (12km) and although bus services to Colchester are good, travel by car is necessary for most journeys out of West Mersea.

- Areas of flood risk and the road into West Mersea is flooded during high tide.

High level opportunities (at settlement level)

- West Mersea has a high level and good range of services and facilities.
- The built-up area is one of the largest built-up areas in the district.
- Potential for growth to provide opportunities to enhance local infrastructure

Wivenhoe

Neighbourhood Plan

The Wivenhoe [Neighbourhood Plan](#) was made by Colchester Council in May 2019. It includes policies and site allocations for Wivenhoe for up to 250 dwellings with additional land for a care home.

Planning permission was granted in December 2023 for 115 dwellings at Broadfields (231243). Planning permission was granted in January 2024 for 80 dwellings and a 60 bed care home at Land Behind the Fire Station.

Planning applications have been submitted for Land north of Elmstead Road (213515) for 25 dwellings and Croquet Gardens for 25 dwellings and a 60 bed care home (240409). At the time of writing a decision has not been issued for these applications.

The vision for the Wivenhoe Neighbourhood Plan area is:

‘By the end of the Plan period, in 2033, Wivenhoe will still be a thriving and vibrant community but will be an even better place in which to live, work and to visit by:

- *protecting and enhancing its distinctive character, rich heritage and natural assets such as the river and its rural setting, and those areas which are important to wildlife and biodiversity*
- *improving access to the river and other countryside areas by people for recreational purposes whilst respecting sensitive environmental habitats*
- *securing more green spaces*
- *adding new community facilities*
- *ensuring traffic flows are improved by creating additional footpaths and cycle-ways in order to encourage sustainable travel modes and ensuring new housing is located in areas which do not significantly impact upon the existing road network in Wivenhoe at peak times*
- *providing additional homes that will give a better overall mix of housing in Wivenhoe and that will meet the needs of local people.’*

Settlement shape and form

Originally Wivenhoe was made up of two separate settlements: Wivenhoe Cross which was centred around the crossroads of Colchester Road, Rectory Road and The Avenue; and Wivenhoe to the south which was centred around the quay. Development has since seen these two settlements coalesce into one settlement. Significant ‘estate’ development has included Dene Park to the east which was built in the 1970s; Broomgrove to the west, in the 1970/80s; Ferry Marsh in the 2000s and Cook’s Shipyard to the south. The town benefits from good infrastructure provision including a mainline train station, GP surgery, two primary schools, numerous shops and restaurants and open space provision.

Settlement profile

The population of Wivenhoe parish, from the 2021 Census, is 7,400. The area of Wivenhoe parish is 4.282km² and the area of the built-up area (Census definition) is 1.702km². There are 3,300 households.

18.9% of the population are school children and full-time students and 19.3% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (43.5% compared to 31.5% for England) and a lower percentage driving a car or van to work. There is a lower percentage of people with no qualifications and higher percentage of people with level 4 and above qualifications than the England average (12.4% no qualifications compared to 18.1% for England and 42.5% level 4 and above qualifications compared to 33.9% for England). Deprivation is lower than the England average – with 54.9% of households not deprived in any dimension compared to 48.4% for England.

School provision

According to Essex County Council's [May 2023 School Census](#), the three schools in Wivenhoe form part of the Colchester Primary G: East (Wivenhoe) forecast group. Broomgrove Infants school currently has 168 on roll, Broomgrove Juniors has 231 on roll and Millfields Primary School has 250 on roll. The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Broomgrove Infants school is 60 and the Number on Roll in reception is 43. The Published Admission Number for Year 3 for Broomgrove Juniors school is 60 and the Number on Roll in Year 3 is 51. The Published Admission Number for Reception for Millfields Primary School is 30 and the Number on Roll in reception is 30.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 07: Wivenhoe forecast group shows a fall in forecast numbers from 2021/22 with a slight increase, although still lower than 2021/22, in 2027/28. In 2032/33 the total forecast is 554. This is 94 less than the current 649 pupils on roll in Wivenhoe schools.

Most 11-16 year olds in Wivenhoe attend the Colne Community School in Brightlingsea, which is approximately 10km away and outside of the Colchester district. The closest school is Colchester Academy, which is approximately 5 km away. The [May 2023 School Census](#) shows that there are 1,234 pupils on roll at the Colne Community School. The Colne Community School [forecast](#) 1,273 pupils in 2032/33. This is an increase from 1,208 in 2021/22, but like the primary forecast, it shows a decrease then a slight increase.

Infrastructure

There is numerous community and social infrastructure in Wivenhoe. There is a GP surgery, dentist surgeries, shops including a One Stop, Co-op and numerous independent shops. There is a library, three hair salons and three barbers, art galleries.

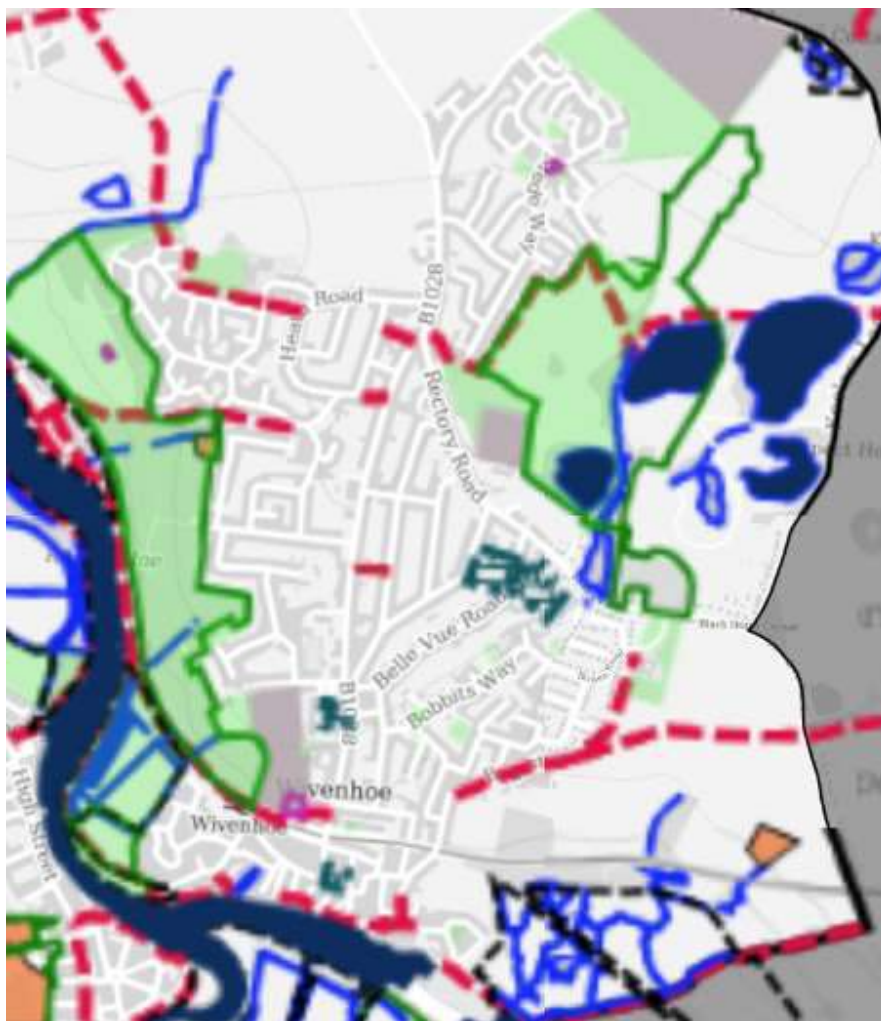
There are nine public houses/restaurants, four cafes, a fish and chip shop, football ground, tennis courts, cricket ground, bowls club, allotments and open space provision including playing fields. There are multiple churches and community halls.

Active & Sustainable travel

The 87 bus and S1 bus both run approximately every 25-30 minutes. These buses go into Colchester city centre and the 87 bus goes to Brightlingsea. Wivenhoe has a railway station on the Sunshine Coast Line with trains running between Clacton/ Walton and Colchester/ London. There are two trains an hour Monday – Saturday and one an hour on Sundays. The Wivenhoe Trail provides an active travel route from the south of Wivenhoe to Colchester and the cycleway along Colchester Road in the north of the settlement provides an active travel route to the University of Essex. The National Cycle Network Route (NCNR) 51 goes along the Wivenhoe Trail and through the east of the settlement.

Green network and waterways

The River Colne follows Wivenhoe along its western and southern edge and there are ponds located to the east of the town. Wivenhoe Woods is located to the western side and the town has ample green space surrounding the settlement built up area including cemeteries, playing fields and allotments. The map below shows the green network and waterways and Public Rights of Way (PROW) in Wivenhoe.



Natural England has created Access to Natural Greenspace Standards (ANGSt). Large parts of Wivenhoe meet the doorstep standard (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m) but the eastern side does not. The western side of Wivenhoe meets the local (natural greenspace of at least 2 ha within 300m). All of the built-up area of Wivenhoe meets the neighbourhood standard (natural greenspace of at least 10 ha within 1km). All of Wivenhoe meets the wider neighbourhood standard (natural greenspace of at least 20km within 2km). The north-west of Wivenhoe meets the district standard (natural greenspace of at least 100 ha within 5km).

As part of the Council's green network and waterways engagement, a number of sites were submitted as ideas for new green spaces in Wivenhoe. Details are included in the Issues and Options Report.

High level constraints (at settlement level)

- The town lacks a secondary school with most children attending the Colne Community School in Brightlingsea.
- The settlement is bordered by the River Colne to the west and south. In addition to the physical boundary the river presents there is also the constraint of areas of high flood risk.
- Nature conservation designations SSSI, Ramsar, SPA, SAC and the Coastal Protection Belt (which due to topography covers a significant amount of inland areas). These designations may be a constraining factor to settlement expansion especially when in-combination effects are taken into account.
- To the east of the settlement is a Minerals and Waste Safeguarding Zone.
- The [Wivenhoe Neighbourhood Plan](#) seeks to prevent further development towards other settlement locations including the University of Essex, Colchester city and Alresford. The land in between Wivenhoe and Colchester has been designated as a 'coalescence break' between the current settlement and the grounds of the University of Essex at Wivenhoe Park.
- There are numerous listed buildings, locally listed buildings, and a conservation area.

High level opportunities (at settlement level)

- Wivenhoe is a town and one of the larger settlements in Colchester. It has a district centre and local centre, as such it has a good level of existing services and facilities to support its population. It has two schools which include children from neighbouring villages and Colchester.
- It is a sustainable settlement with good public transport links (mainline train station and frequent bus services), cycle path to the university and footpath/cycleway along the River Colne (the Wivenhoe Trail).
- Growth may provide opportunities to enhance local infrastructure including improving active travel within the settlement and beyond.
- The Wivenhoe Green Spaces is a community project which demonstrates how a mosaic of sites of varying sizes contributes to the green infrastructure of the town. The project has found that the number and diversity of wildflowers has increased on the green spaces bringing significant ecological, climate and heritage benefits.

Wormingford

Settlement shape and form

The main built-up area of Wormingford follows part of Main Road and then extends northwards along Church Road. Immediately to the north is a Local Wildlife Site and the Dedham Vale National Landscape (formerly AONB) is located to the east of the settlement.

Settlement profile

The population of Wormingford parish, from the 2021 Census, is 450. The area of the parish is 9.25km². There are 180 households.

18.7% of the population are school children and full time students and 20.4% are over 70 years old. There is a higher percentage of people mainly working from home than the England average (43.1% compared to 31.5% for England) and a lower percentage driving a car or van to work. (48.4% compared to 44.5% for England) The percentage of people with no qualifications is the same as the England average (18.1%). Deprivation is lower than the England average – with 52.2% of households not deprived in any dimension compared to 48.4% for England.

School Provision

Wormingford does not have a primary school, Fordham All Saints Church is the closest at 4.3km away. According to Essex County Council's [May 2023 School Census](#), Fordham All Saints Church forms part of the Colchester Primary B: Northwest (Tey) forecast group. Fordham All Saints Church Primary school currently has 115 on roll. The current school capacity as [GOV.UK \(get-information-schools.service.gov.uk\)](https://gov.uk/get-information-schools.service.gov.uk) is 115.

Essex County Council's [Primary School Planning Groups: January 2022 Number on Roll and Forecast Pupil Numbers for 2022/23 to 2032/33](#) shows that the Colchester Primary 02: Rural Northwest forecast group shows a steady increase overall in forecast numbers from 2021/22 with a decrease 2023/24. In 2032/33 the total forecast is 635. This is 113 more than the current 522 pupils.

The January 2024 [School Census](#) indicates that the Published Admission Number for Reception for Fordham All saints Primary school is 17 and the Number on Roll in reception is 14.

The nearest Secondary School is The Stanway School which is 9.7km away. The [May 2023 School Census](#) shows that there are 1,401 pupils on roll.

Infrastructure

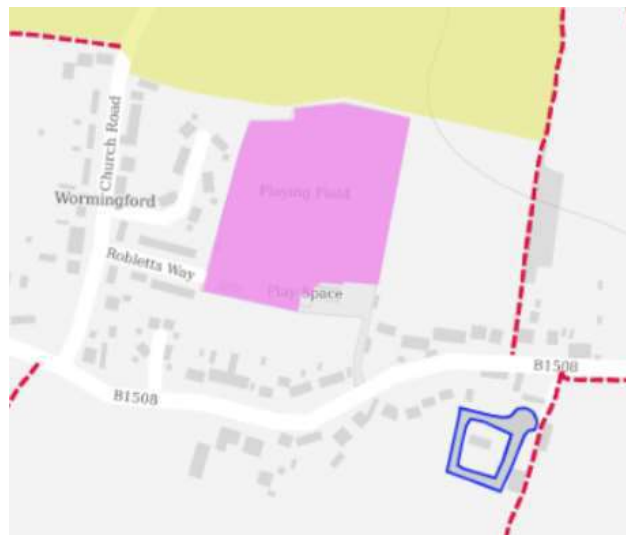
Most of the amenities in Wormingford are located in the centre of the parish in the main settlement area, these include the village hall which hosts a post office twice a week and a public house and restaurant, The Crown. The cricket club is located behind the village hall. Colletts Farm shop is located to the northeast. St Andrews Church is located towards the north of the parish. Wormingford airfield home to Essex and Suffolk gliding club is to the southwest . The closest doctor's surgery is Nayland Surgery 4.5km away.

Sustainable travel

The closest train station is Bures 5km away connecting to Marks Tey or Sudbury. The 754 bus service runs approximately every hour Monday through to Saturday and serves Thomas Gainsborough school Great Cornard. The 756 bus service from Colchester to Sudbury for the Norman Way runs during school times and term time only. The 907 bus service from Little Horkesley to Stanway School operates twice a day Monday through to Friday. There is no Sunday service through Wormingford.

Green network and waterways

There is a sports ground in Wormingford and the Dedham Vale National Landscape is located to the north, see map below.



Natural England has created Access to Natural Greenspace Standards (ANGSt). The doorstep standard (the doorstep ANGSt is a greenspace of at least 0.5 ha within 200m) is met. None of other standards are met.

High level constraints (at settlement level)

- Limited bus links and located some distance away from secondary school (8.5 km) a GP surgery (4.5 km) and Colchester city centre.
- As a small settlement (only 180 households) with limited services and facilities, located some distance away from schools and Colchester city centre options for expansion or development owing to the size and character of the settlement is limited. Small scale growth may provide opportunities to enhance local infrastructure
- Lack of services and facilities and there is no primary school.
- Dedham Vale National Landscape is located to the north and east.

High level opportunities (at settlement level)

- Whilst options for expansion or development owing to the size and character of the settlement is limited small scale growth may provide opportunities to enhance local infrastructure

Colchester City

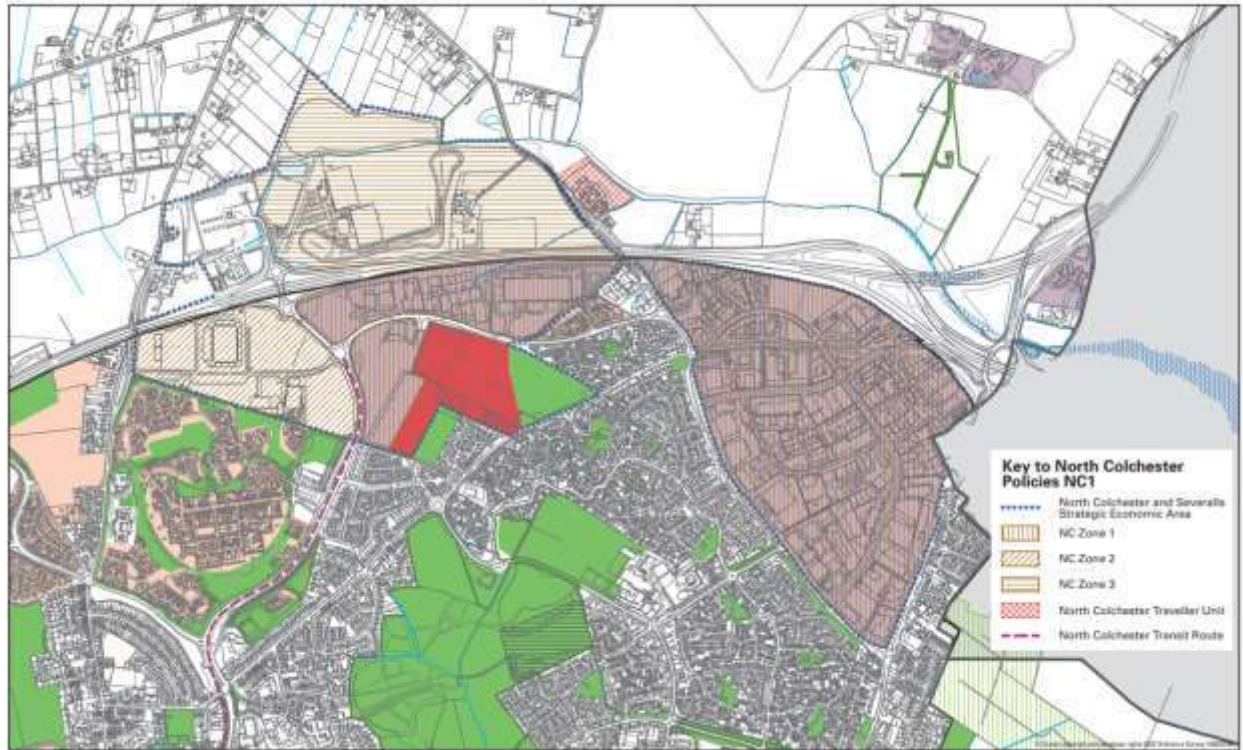
The adopted Local Plan split Colchester city into North, East, South, West and the City Centre with a section, including allocations policies, covering each of these areas. These area maps are included below for reference. This part of the Settlements Evidence includes a summary of each of these areas of Colchester and follows the structure of the review of each of Colchester district's settlements. There may be some overlap as these areas within the adopted local plan are general areas and not defined areas. There may also be overlap where constraints and opportunities cross parts of the city or include Colchester's towns and villages. It is important to consider opportunities for Colchester City as a whole but this part of the document provides a helpful summary of the character of North, East, South and West Colchester.

North Colchester

NORTH COLCHESTER

Policy NC1

Scale 1:10,000



Note the Heyward and Bradwell Neighbourhood Plan was made in 2016. Policies in the Neighbourhood Plan may also be relevant.

NORTH COLCHESTER

Policies NC2-4

Scale 1:11,000



Section 2 Colchester Local Plan 2017 to 2033

Two sites are allocated for residential development in North Colchester. This includes:

- Colchester Rugby Club for 300 dwellings and 260 Extra Care Units (Policy NC1). This site was granted planning permission in 2022 for 300 older persons home, 75 bed care home and 350 homes (190665).
- Braiswick for 70 dwellings (Policy NC3). This site was granted planning permission on appeal in 2020 for 27 dwellings (191522). A number of pre commencement conditions have been disagreed.

Neighbourhood Plans

The [Myland and Braiswick Neighbourhood Development Plan](#) (Reviewed 2022-2023) was made in October 2023.

The vision of the Neighbourhood Plan is:

“The neighbourhoods of Myland and Braiswick will continue to be desirable places to live. Quality of life will be supported by suitable housing, the necessary education provision and local employment opportunities. Health and well-being will be gained through access to social amenity including sport and leisure, green open space, a network of public rights of way and community venues. Ours will be a cohesive

community that enjoys the benefits flowing from connectivity across neighbourhood areas”.

Settlement profile

Within North Colchester are the wards Highwoods, Mile End, Lexden and Braiswick, St Anne’s and St John’s and Greenstead (part of which is within East Colchester).

North Colchester has seen significant change in recent years, this has included the opening of the A12 junction 28 and the Northern Approach Road (Via Urbis Romanae) and the development of the Northern Gateway sports and leisure park, and Severalls and Chesterwell urban extensions. Whilst part of the Northern Gateway development has occurred north of the A12, the A12 continues to act as a strong boundary. Development to the north has been predominantly of an open nature, requiring large areas of land. Great Horkesley and West Bergholt are located north of Colchester’s boundary. The adopted West Bergholt neighbourhood plan includes a policy (PP12) that states development will not be supported if it would result in increasing the coalescence between West Bergholt village and Braiswick, reducing their separate identity by reducing the separation between these two settlements.

School provision

The following primary schools are located within North Colchester:

- Braiswick
- Brinkley Grove
- Camulus Academy
- Friars Grove
- Highwoods Community
- Myland Community
- Queen Boadica
- Parsons Heath
- Roach Vale
- St John’s Church of England
- Willow Brook

The following secondary schools are located within North Colchester:

- The Gilberd School
- The Trinity School

Essex County Council’s [10 Year Plan: Meeting the demand for mainstream school places in Essex 2024-2033](#) (January 2024) includes the areas City north (Highwoods) and City east (Greenstead).

The current primary capacity for Highwoods is 4,081 with 4,010 pupils on roll 2024/25, decreasing to 3,936 in 2028/29. It is yet to be confirmed, but it is expected that Trinity

(an all-through school which opened to admit year 7 pupils in 2021) will admit primary age children in reception in 2026/27.

The current primary capacity for Greenstead is 1,470, with 1,278 pupils on roll 2024/25, decreasing to 1,191 in 2028/29.

The mid-Colchester secondary school planning group has a current capacity of 12,750 pupils. The pupil forecast shows 12,314 pupils in 2024/25 and 12,431 in 2028/29.

Infrastructure

There are numerous community centres⁴, play areas⁵, GP surgeries⁶, public houses, restaurants, shops and other community and social infrastructure in North Colchester. There are employment uses along Axial Way, adjacent to the Northern Gateway, and Colchester Business Park, which covers 4 hectares. The Northern Gateway provides high quality sports and leisure facilities including open space, with more opening soon. Colchester Community Stadium is also located at The Northern Gateway, home of Colchester United Football Club and host of many large events and concerts. Colchester Leisure World and Charter Hall fall within North Colchester and provide a wealth of sports, leisure and entertainment facilities. Colchester General Hospital and Primary Care Centre and Colchester's main railway station are located within North Colchester. There is numerous retail, including Turner Rise Retail Park and Colne View Retail Park and large supermarkets including Asda, Tesco Extra, Lidl, Aldi and Waitrose.

Active & Sustainable travel

Colchester North Station is located within North Colchester and serves as a crucial transport hub within the city. Commuters can access direct trains on the mainline to London, Ipswich & Norwich and access to Colchester Town, Hythe (East Colchester), Wivenhoe to the Tendring District along the Sunshine Coast branch line.

There are regular bus services from North Colchester to the city centre and throughout the Colchester North area including Braiswick, Mile End (accessing Colchester General Hospital) & Highwoods. Other routes extend beyond the city centre, such as the S1 which runs from Highwoods to Wivenhoe through the city centre and university, the X20 which runs to Stanstead Airport and various services to Sudbury, Long Melford, Nayland & Bury St Edmunds.

⁴ Highwoods, St Johns, Greenstead, Myland parish halls.

⁵ Bergholt Road (with basketball and goals), Bradford Drive, Buffett Way, Elizabeth Close, Gavin Way (with basketball and goals), Greenstead Field (with basketball and goals), Greenstead Slopes, Hickory Avenue (with basketball and goals), High Woods country park, Mile End (with a youth shelter and basketball and goals), Northfield Gardens, Sioux Close, The Chase, Titania Close, Worsdell Way

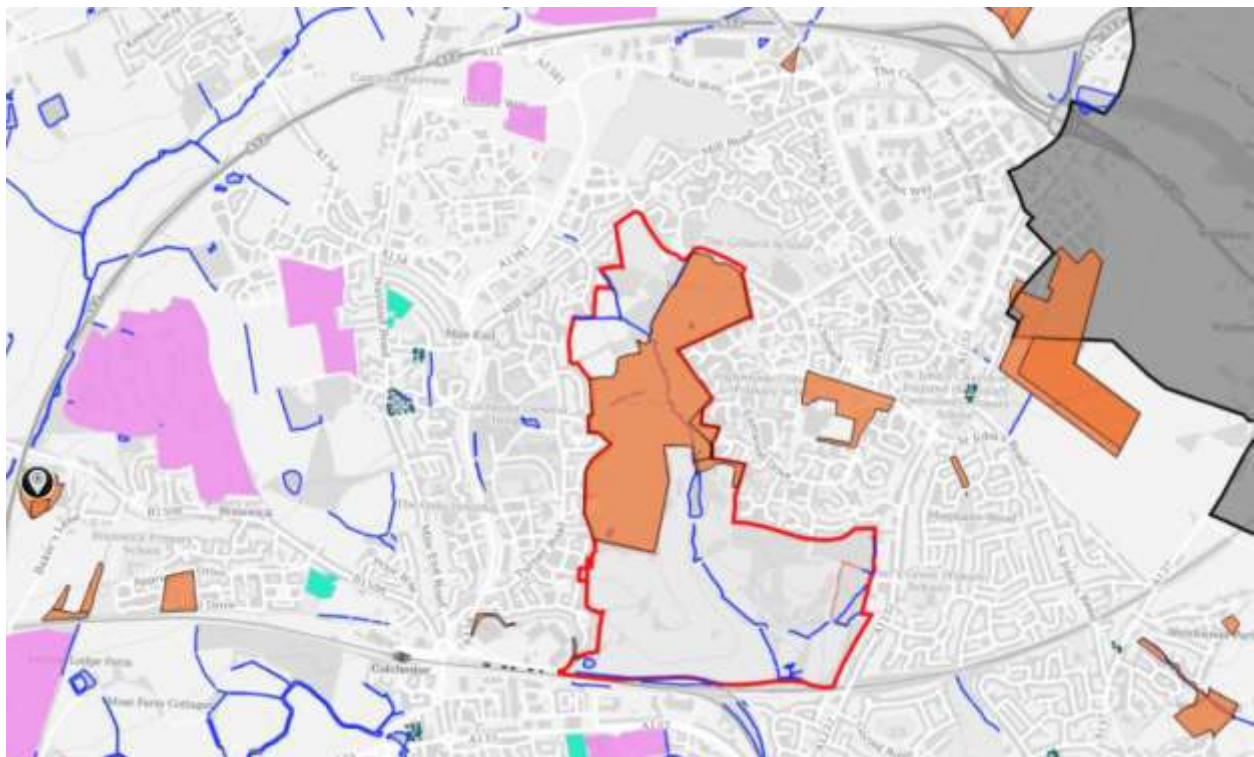
⁶ Bluebell, Parsons Heath Medical Practice, Highwoods, Mill Road, Turner Road

The Park & Ride facility in the North of Colchester has regular buses to the city centre via Colchester General Hospital and Colchester railway station and will form part of the Rapid Transit System (RTS) route that will continue from the city centre to the east of Colchester.

There are various cycleways in the north. Segregated routes along Cowdray Avenue, Ipswich Road, St Andrews Avenue, Highwoods Approach and through Berkely Close estate adjacent to Severalls Lane to Mill Road, Axial Way, Myland Hall Chase through Highwoods Country Park, through Hakewill Way estate to Mill Road and Via Urbas Romane. Veda Walk linking the main railway station to Tufnell Way.

Green network and waterways

There are numerous green spaces within North Colchester, see map below. High Woods country park is the largest green space and includes an area of ancient woodland, play area and, in addition to country park designation, is also a local wildlife site. Bullock Wood SSSI is located in North East Colchester. There are numerous local wildlife sites (orange) and recreation grounds (purple) throughout North Colchester.



The [Myland and Braiswick Neighbourhood Plan](#) includes a [natural green network](#), see map below. This map shows the links between sites, including parts of the Colchester Orbital.

Myland Green Network & Infrastructure Map

Material consideration of Natural and Recreational Sites supporting Wildlife Corridors in the neighbourhood plan area in 2022



The Council carried out an engagement between 9 November 2023 – 5 January 2024 asking stakeholders and the public for their views on existing green spaces and waterways and ideas for new green spaces. These are included in the Issues and Options Report.

Natural England has created [Access to Natural Greenspace Standards](#) (ANGSt). Large parts of North Colchester meet the doorstep standard of a greenspace of at least 0.5 ha within 200m with gaps in Braiswick and the North East. The area around High Woods Country Park meets the local standard, which is a natural greenspace of at least 2 ha within 300m. Most of the area meets the neighbourhood standard which is a natural greenspace of at least 10 ha within 1km with gaps around Braiswick and along the border with Tendring district. All of the area meets the wider neighbourhood standard which is a natural greenspace of at least 20km within 2km.

High level constraints

- Whilst some development has occurred north of the A12, the A12 continues to define the northern boundary of Colchester City.
- Great Horkesley and West Bergholt are located closest to Colchester City, to the north, and it is important to avoid settlement coalescence.
- North-west Colchester includes large areas of protected open space and areas at high risk of flooding.

- Parts of the north of Colchester City (Plains Farm) are within Tendring district.

High level opportunities

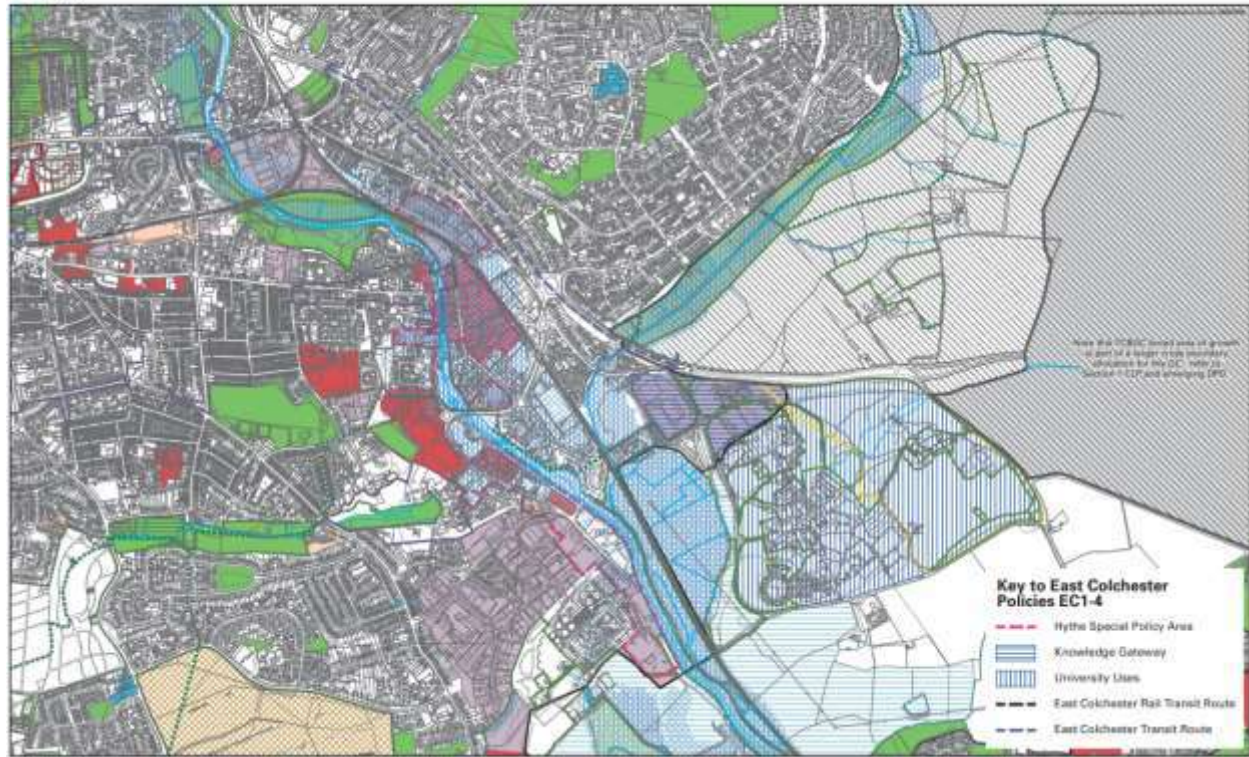
- Colchester's £70 million Northern Gateway Leisure Park will comprise of a multitude of amusement attractions including a 20-lane Hollywood Bowl bowling alley, Puttstars adventure golf centre and a wide variety of restaurants. Colchester's Northern Gateway is set to generate numerous jobs for our local population and will bring prosperity and enjoyment.
- There is potential for development to benefit from the development of the Tendring Colchester Borders Garden Community with links to the University of Essex.
- The 10 Year Plan for primary schools indicates that there is some capacity in schools over the next 5-year period.
- opportunities to enhance local and strategic infrastructure.
- There is good open space provision within north Colchester. There are opportunities to enhance the connectivity and links between these, also identified in the Myland and Braiswick Neighbourhood Plan.
- Colchester Business Park and other employment uses are located in North Colchester.

East Colchester

EAST COLCHESTER

Policies EC1-4

Scale 1:12,000



Section 1 Colchester Local Plan 2013 to 2033

A Garden Community at the Tendring Colchester Borders is allocated for development for between 7,000 and 9,000 dwellings (Policies SP8 and SP9).

A Development Plan Document has been prepared which refines the area of search for the garden community and number of dwellings to circa 7,500. At the time of writing the Inspector's Report is currently awaited.

Section 2 Colchester Local Plan 2017 to 2033

A number of sites are allocated for residential development in East Colchester. This includes:

- East Colchester/Hythe Special Policy Area for approximately 800 dwellings (Policy EC2). A number of planning permissions have been granted within the Special Policy Area and this will be reviewed as part of the Local Plan Review to determine if there remains any development and regeneration opportunities.
- Land at Port Lane for 130 dwellings (Policy EC3). Planning Permission was granted in 2022 for 100 dwellings.

- East Bay Mill for 22 dwellings (Policy EC3). Planning permission was granted in 2020 for 20 dwellings and development has commenced.
- Barrington/Bourne Road for 28 dwellings (Policy EC3). Planning permission was granted on appeal in July 2024 for a gypsy and traveller pitch. This is only for part of the site, and at the time of writing a planning application has not been submitted for the undeveloped portion of the site. This will be reviewed as part of the Local Plan Review to determine if there remains any development and regeneration opportunities.
- Magdalen Street Sites are allocated for development in accordance with the Magdalen Steet Development Brief (Policy EC3). A number of planning permissions have been granted within this area and this will be reviewed as part of the Local Plan Review to determine if there remains any development and regeneration opportunities.
- Place Farm for 30 dwellings (EC3). A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.

Settlement profile

Within East Colchester are the wards of Greenstead (part of which is within North Colchester), Old Heath and Hythe, and part of Wivenhoe ward. The University of Essex is within East Colchester (Wivenhoe ward) and influences the character of East Colchester with the university campus, student accommodation and knowledge gateway. The Hythe is within East Colchester and this has an industrial character. The Hythe area is a former commercial harbour which includes some rundown and underused industrial land in East Colchester. It has undergone regeneration over recent years and there are high rise buildings in this part of Colchester. East Colchester includes Whitehall Industrial Estate and the Knowledge Gateway. There are areas at high risk of flooding around the River Colne. The Tendring Colchester Borders Garden Community is located to the east of Colchester and extends into Tendring district.

School provision

The following primary schools are located within East Colchester:

- Kendall
- Old Heath
- St Georges
- Unity
- Hazelmere Infants
- Hazelmere Juniors

Essex County Council's [10 Year Plan: Meeting the demand for mainstream school places in Essex 2024-2033](#) (January 2024) includes the areas City east (Greenstead), City southeast (Berechurch).

The current primary capacity for City southeast (Berechurch) is 4,742, with 4,137 pupils on roll 2024/25, decreasing to 3,916 in 2028/29. There is additional capacity of 60 places per year within existing accommodation of the schools in City southeast (Berechurch).

The current primary capacity for Greenstead is 1,470, with 1,278 pupils on roll 2024/25, decreasing to 1,191 in 2028/29.

The Colchester Academy is the only secondary school in East Colchester. Thomas Lord Audley is located close by.

The mid-Colchester secondary school planning group has a current capacity of 12,750 pupils. The pupil forecast shows 12,314 pupils in 2024/25 and 12,431 in 2028/29.

Infrastructure

There are a number of community centres⁷, play areas⁸, GP surgeries⁹, shops¹⁰ and other community and social infrastructure in East Colchester. There are local centres with a mix of community and social infrastructure such as Old Heath, which has a Co-op, post office, hairdressers, greengrocers and charity shop, and Haven Road and Hythe Quay. There are a number of gyms including Anytime Fitness, Bannatynes, Gymophobics and Icen. Home Bargains in Lightship Way opened in summer 2024. There are employment uses at the Hythe, Knowledge Gateway and Whitehall Industrial Estate - each of these areas has a different character. The Rec (New Town recreation ground) is an important and well used community space. There is a childrens play area, goals, dog agility, MUGA, wildlife area and café. It hosts events such as the nearly festival. There are a range of facilities, restaurants and retail at the university, but these are largely for students. The university has two sports halls and outdoor courts for various uses and these are open to the public.

Active & Sustainable travel

The Hythe railway station is on the Sunshine Coast branch line with connections to Colchester North and onwards to Chelmsford and London and to Colchester Town station and stations in Tendring. Hythe station underwent major renovation in 2008/9, including the extension of the platforms to accommodate 12-coach train set.

Buses run through the university (from Brightlingsea and Wivenhoe) to the city centre.

Cycle and pedestrian routes include the Wivenhoe trail, which largely runs parallel to the river from the city centre to Wivenhoe through East Colchester.

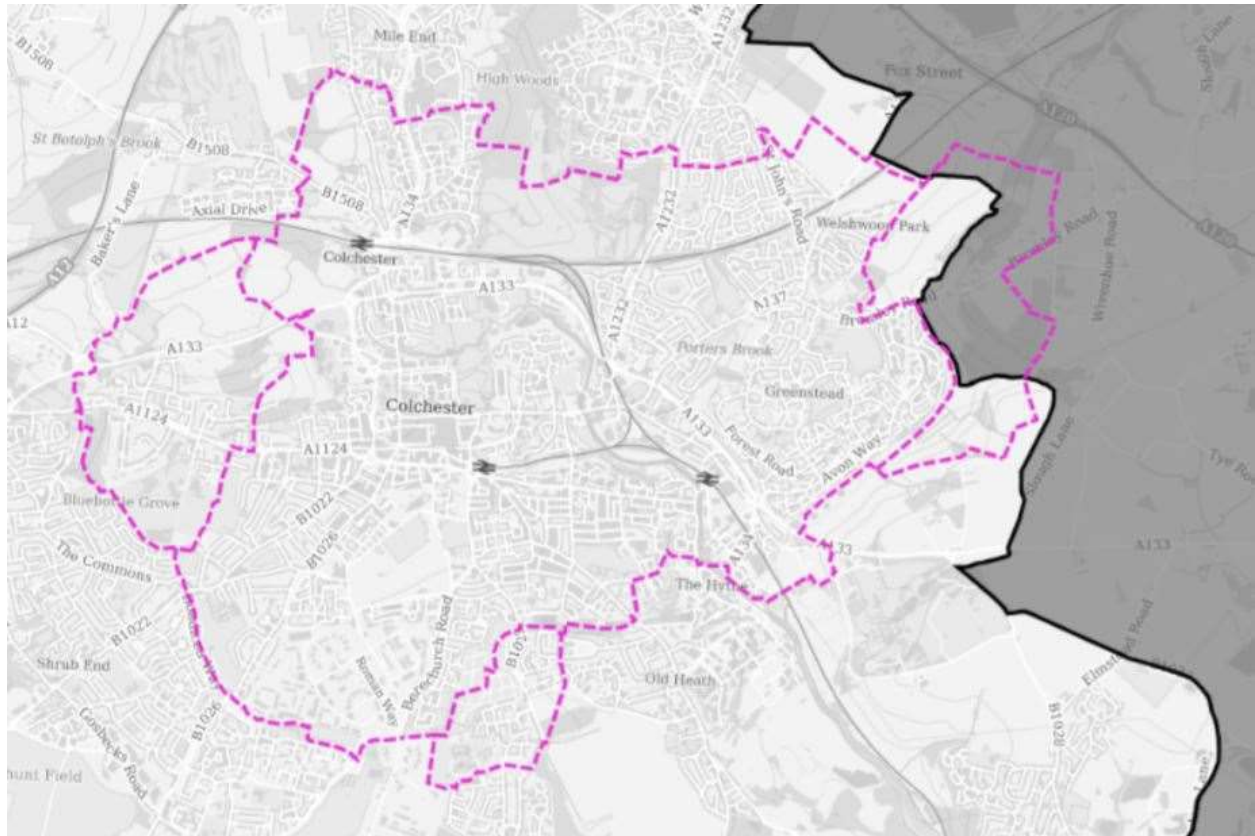
⁷ Abbots, Old Heath, Hythe.

⁸ Albany Gardens, Horrocks Close, Speedwell Road, Stephen Cranfield Close, The Recreation Ground,

⁹ Colchester Medical Practice, Rowhedge and University of Essex

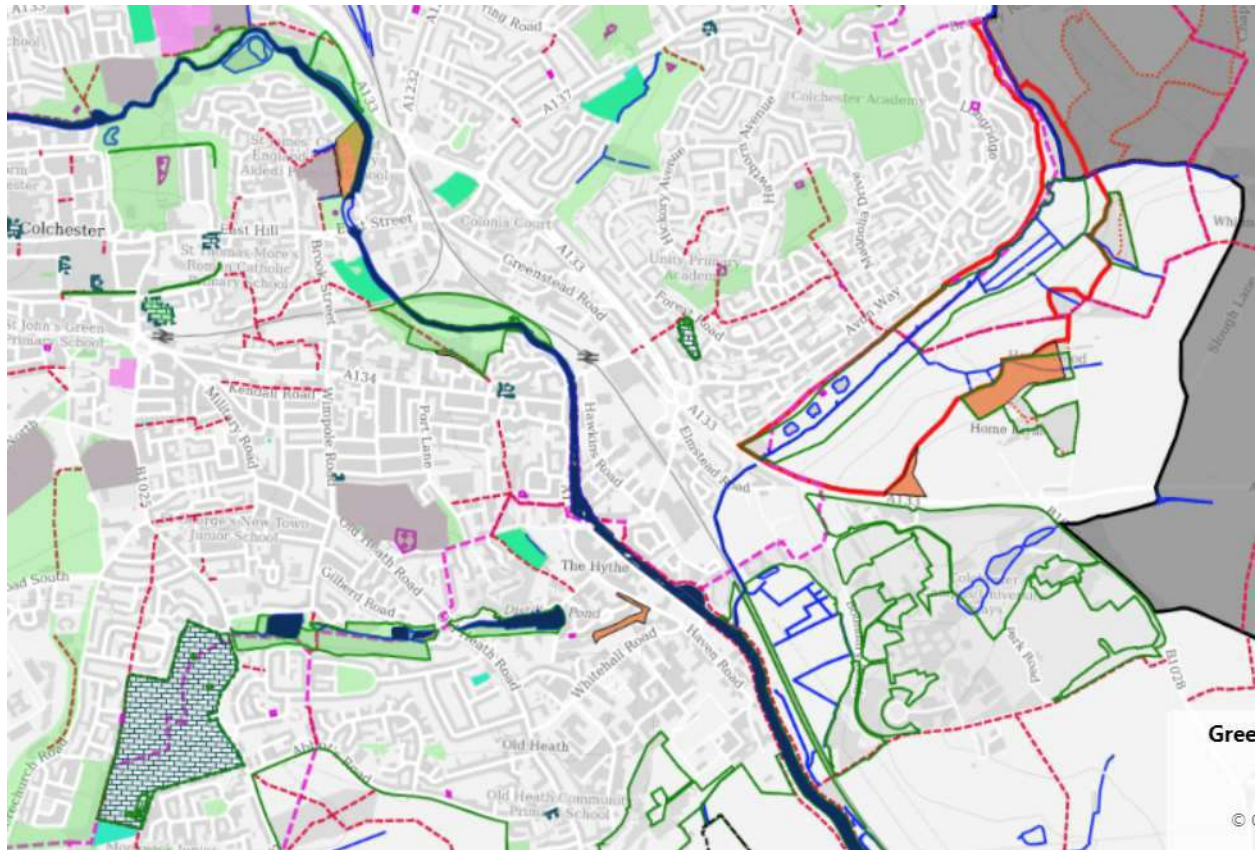
¹⁰ Tesco supermarket at the Hythe, Home Bargains and local shops including Old Heath Co-op.

The Colchester Orbital Route also passes through East Colchester and in parts extends beyond the city boundary (see map below).



Green network and waterways

There are numerous green spaces within East Colchester, see map below. The River Colne runs through East Colchester. The Rec is an important space, attracting visits from a range of users. There are local wildlife sites including Hythe, The Moors and Bourne Valley.



The Council carried out an engagement between 9 November 2023 – 5 January 2024 asking stakeholders and the public for their views on existing green spaces and waterways and ideas for new green spaces. These are shown in the Issues and Options Report.

Natural England has created [Access to Natural Greenspace Standards](#) (ANGSt). There are pockets of areas within East Colchester that meet the doorstep standard of a greenspace of at least 0.5 ha within 200m with gaps in this standard along the river corridor. The area around Salary Brook meets the local standard, which is a natural greenspace of at least 2 ha within 300m. None of Old Heath meets this standard. Large parts of East Colchester meet the neighbourhood standard which is a natural greenspace of at least 10 ha within 1km, but again Old Heath does not meet this standard. Most of East Colchester meets the wider neighbourhood standard which is a natural greenspace of at least 20km within 2km. The whole area meets the district standard, which is a natural greenspace of 100ha within 5km.

High level constraints

- Areas of high risk of flooding around the River Colne.

- Physical constraints associated with extent of existing development on the urban edge and proximity to the Tendring Borders Garden Community influence the potential opportunities for additional growth.

High level opportunities

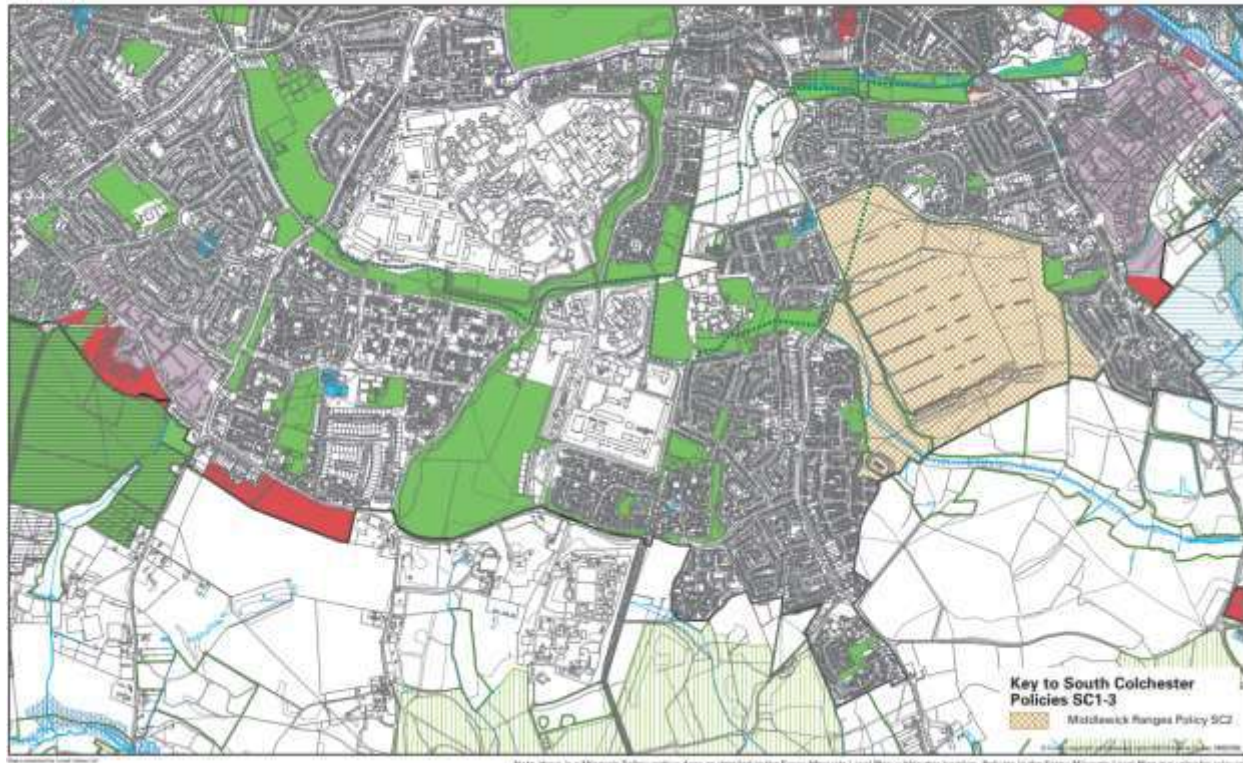
- Opportunities for continued regeneration of the Hythe.
- Opportunities Increase provision of open space for residents of Old Heath and enhance connectivity
- Potential to provide opportunities to enhance local and strategic infrastructure including improving active travel within East Colchester and links beyond.
- Potential opportunities to enhance local and strategic infrastructure
- There is potential to benefit from the development of the Tendring Colchester Borders Garden Community and university and knowledge gateway expansion and new Salary Brook Country Park.
- The 10 Year Plan for primary schools indicates that there is some capacity in schools over the next 5-year period. There is additional capacity of 60 places per year within existing accommodation of the schools in City southeast (Berechurch).

South Colchester

SOUTH COLCHESTER

Policies SC1-3

Scale 1:12,500



Section 2 Colchester Local Plan 2017 to 2033

Four sites are allocated for residential development in South Colchester. This includes:

- Land at Gosbecks Phase 2 for 150 dwellings (Policy SC1). Planning permission was granted 2020 for 144 dwellings (190522). Development has commenced.
- South of Berechurch Hall Road for 150 dwellings (Policy SC1). Two Planning permissions were granted for a total of 185 dwellings (191093 and 202025). Development has commenced on both sites.
- Abro Site is allocated for residential development in accordance with the Abro Development Brief (Policy SC1). A planning application has been submitted for 203 dwellings, at the time of writing a decision has not been issued.
- Middlewick Ranges for 1,000 dwellings (Policy SC2). A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.

Settlement profile

Within South Colchester are the wards Old Heath and Hythe (also within East Colchester), Berechurch, Shrub End and Prettygate.

South Colchester is home to the Garrison. Colchester became a garrison 2000 years ago, and today its military tradition is part of Colchester's outlook and character. Colchester has been a modern Garrison Town for the past 165 years. For the past 21 years, it has been home to 16 Air Assault Brigade, the UK's rapid response force.

School provision (by ward)

The following primary schools are located within South Colchester:

- Cherry Tree
- Gosbecks
- Kendall
- King's Ford
- Icen
- Old Heath
- Monkwick Infants
- Monkwick Juniors
- Montgomery Infant and Nursery
- Montgomery Juniors
- Prettygate Infants
- Prettygate Juniors
- St Michaels

Essex County Council's [10 Year Plan: Meeting the demand for mainstream school places in Essex 2024-2033](#) (January 2024) includes the area City southeast (Berechurch). The current primary capacity for City southeast (Berechurch) is 4,742, with 4,137 pupils on roll 2024/25, decreasing to 3,916 in 2028/29. There is additional capacity of 60 places per year within existing accommodation of the schools in City southeast (Berechurch).

Paxman Academy and Thomas Lord Audley secondary schools are located within South Colchester. The Paxman Academy was built on the site of the former Alderman Blaxill school and is now operating with all five year groups. The mid-Colchester secondary school planning group has a current capacity of 12,750 pupils. The pupil forecast shows 12,314 pupils in 2024/25 and 12,431 in 2028/29.

Infrastructure

There are a number of community centres¹¹, play areas¹², GP surgeries¹³, shops and other community and social infrastructure in South Colchester. There are local centres such as Monkwick, Shrub End, The Willows and Prettygate – each with a range of local services and facilities including retail, library, hairdressers, etc. The Berechurch Family Hub is located at the Ormiston centre in Monkwick and provides a range of supporting services. Colchester United run the Shrub End community centre, which includes an astroturf, community building and is surrounded by a large open space including childrens play area.

Active & Sustainable travel

The redevelopment of the Garrison introduced pedestrian and cycle routes through the Garrison and into the city centre. There are regular buses from all areas of South Colchester into the city centre.

Green network and waterways

There are numerous open spaces within South Colchester, see map below. Large open spaces include Old Health Recreation Ground, Abbey Field, Shrub End Sports Ground and the Crematorium, which is a local wildlife site and Middlewick Ranges. Bourne Mill/Valley and Distillery Pond/Lane provide a green link to the River Colne at the Hythe. There are numerous Public Rights of Way that extend south beyond the built-up area.

¹¹ Abbots, Shrub End, Straight Road.

¹² Albany Gardens, Baden Powell, Barbour Gardens, Boadicea Way, Cherry Tree, Corunna Drive, Finchingfield Way, Gladiator Way, Gurdon Road, Harvey Road, Horrocks Close, John Mace Road, Kingford, Queensland Drive, School Road, Stephen Cranfield Close.

¹³ Ambrose Avenue Group Practice, Colchester Medical Practice, Creffield Medical Group



Green network and waterways

The Council carried out an engagement between 9 November 2023 – 5 January 2024 asking stakeholders and the public for their views on existing green spaces and waterways and ideas for new green spaces. These are included in the Issues and Options Report

Natural England has created [Access to Natural Greenspace Standards](#) (ANGSt). There are pockets of areas within South Colchester that meet the doorstep standard of a greenspace of at least 0.5 ha within 200m but most of the area does not meet this standard. None of the area meets the local standard, which is a natural greenspace of at least 2 ha within 300m. Only small parts to the east and west meet the neighbourhood standard which is a natural greenspace of at least 10 ha within 1km. Parts of South Colchester meets the wider neighbourhood standard which is a natural greenspace of at least 20km within 2km. The whole area meets the district standard, which is a natural greenspace of 100ha within 5km.

High level constraints

- Higher levels of deprivation than other parts of the city district (46.3% of households in Old Heath and Hythe and 43.6% of households in Berechurch are not deprived in any dimension compared to 48.4% for the England average).
- Less variety of community and social infrastructure than other parts of the city district.

High level opportunities

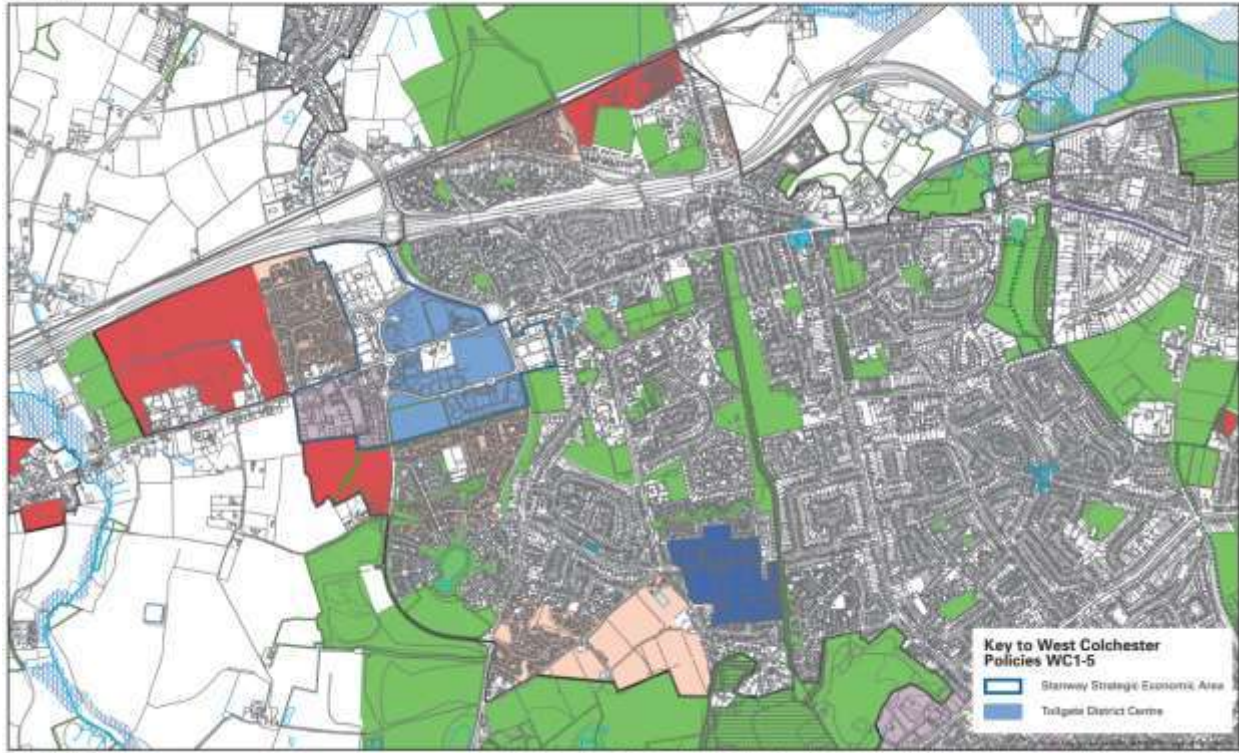
- Increase and enhance open space through additional provision enhanced connectivity and links
- Opportunities to enhance local and strategic infrastructure
- Opportunities to enhance local infrastructure including improving active travel within the settlement and beyond.
- The 10 Year Plan for primary schools indicates that there is some capacity in schools over the next 5-year period. There is additional capacity of 60 places per year within existing accommodation of the schools in City southeast (Berechurch).

West Colchester

WEST COLCHESTER

Policies WC1-5

Scale 1:3,000

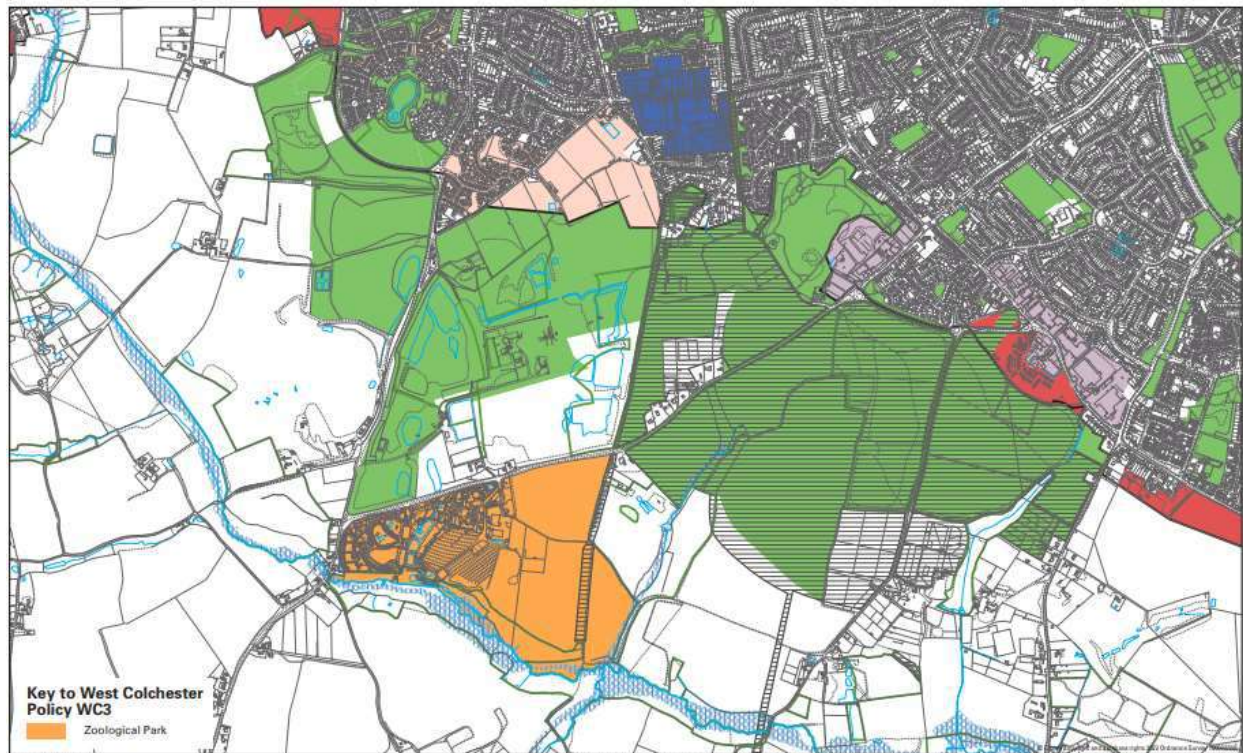


Note: there is a Minerals Safeguarding Area as detailed in the Essex Minerals Local Plan within this location. Policies in the Essex Minerals Local Plan may also be relevant.

WEST COLCHESTER

Policy WC3

Scale 1:13,000



Section 2 Colchester Local Plan 2017 to 2033

A number of sites are allocated for residential development in West Colchester. This includes:

- Land to the North of London Road for 630 dwellings (Policy WC2). Two planning applications have been submitted for this site for 600 and 66 dwellings (212507 and 202829). The larger site was granted permission in October 2024. The smaller site was granted permission in 2022 and has been built.
- Land to the North of London Road for 26 Almshouses (Policy WC2). A planning application has been submitted for 31 Almshouses, at the time of writing a decision has not been issued.
- Land to the west of Lakelands for 250 dwellings (Policy WC2). Planning permission was granted in November 2024 for 225 dwellings.
- Land at Chitts Hill for 100 dwellings (Policy WC2). Planning Permission was granted in 2020 for 100 dwellings (172049) and the site has been built.
- Land off Dyers Road including Fiveways Fruit Farm for 490 dwellings (Policy WC2). Planning permission was granted in 2021 for 420 dwellings. Two further planning application were granted for 57 dwellings (180873) and 35 dwellings (172272). These two site has been built.

- Former Essex County Hospital Site is allocated for residential development in accordance with the Essex County Hospital Development Brief (Policy WC4). Planning permission was granted in 2021 for 120 dwellings. Development has commenced.
- Land at Ivrine Road for 8 dwellings (Policy WC4). Planning permission was granted in 2018 for 6 dwellings (182528) and the site has been built.

Settlement profile

West Colchester includes the wards of Stanway and Prettygate. West Colchester has seen significant change in recent years. This has included urban extensions to Stanway delivering a significant amount of new housing, a new primary school (Lakelands) and Stane Retail and Leisure Park and Tollgate Retail Park. Like North Colchester, the A12 continues to act as a strong boundary. The railway also provides a strong boundary to the north. Colchester Zoo is located in West Colchester.

School provision

The following primary schools are located within West Colchester:

- Home Farm
- Lakelands
- Lexden
- Prettygate Infants
- Prettygate Juniors
- St Theresa's Catholic School
- Stanway
- Stanway Fiveways

Essex County Council's [10 Year Plan: Meeting the demand for mainstream school places in Essex 2024-2033](#) (January 2024) includes the area City southwest (Stanway). The current primary capacity for City southwest (Stanway) is 3,764 with 3,335 pupils on roll 2024/25, decreasing to 3,144 in 2028/29. There is additional capacity of 45 places per year within existing accommodation of the schools in City southwest (Stanway). The 10 Year Plan states that although forecasts indicate there will be a significant surplus of places in the Reception cohort for the next three years we expect these cohorts to increase in size as they move through primary school, due to additional housing being built in the area. This pattern of inward migration has been seen in the area over previous years.

The Stanway School is located within West Colchester. The mid-Colchester secondary school planning group has a current capacity of 12,750 pupils. The pupil forecast shows 12,314 pupils in 2024/25 and 12,431 in 2028/29.

Infrastructure

There are numerous community centres¹⁴ (including the new Stanway Lakelands community centre with inclusive play area), play areas¹⁵, GP surgeries¹⁶, pubs, restaurants, shops and other community and social infrastructure in West Colchester. There are various retail centres, including Tollgate, Stane Park, and Peartree. Tollgate and Stane Park attract shoppers from throughout the city and beyond. There are supermarkets including Aldi, Co-op, M&S Foodhall and Sainsburys. Colchester Zoo, a major tourist attraction, is located in West Colchester. West Colchester is close to the Strategic Road Network – junction 26 of the A12.

Active & Sustainable travel

There are regular bus services from Stanway to the city centre, to and from Colchester Zoo, and further afield. The existing cycle network includes some shared use segregated cycleways (for example alongside Stanway Western Bypass), cycle routes in new residential areas, and on-road cycle lanes.

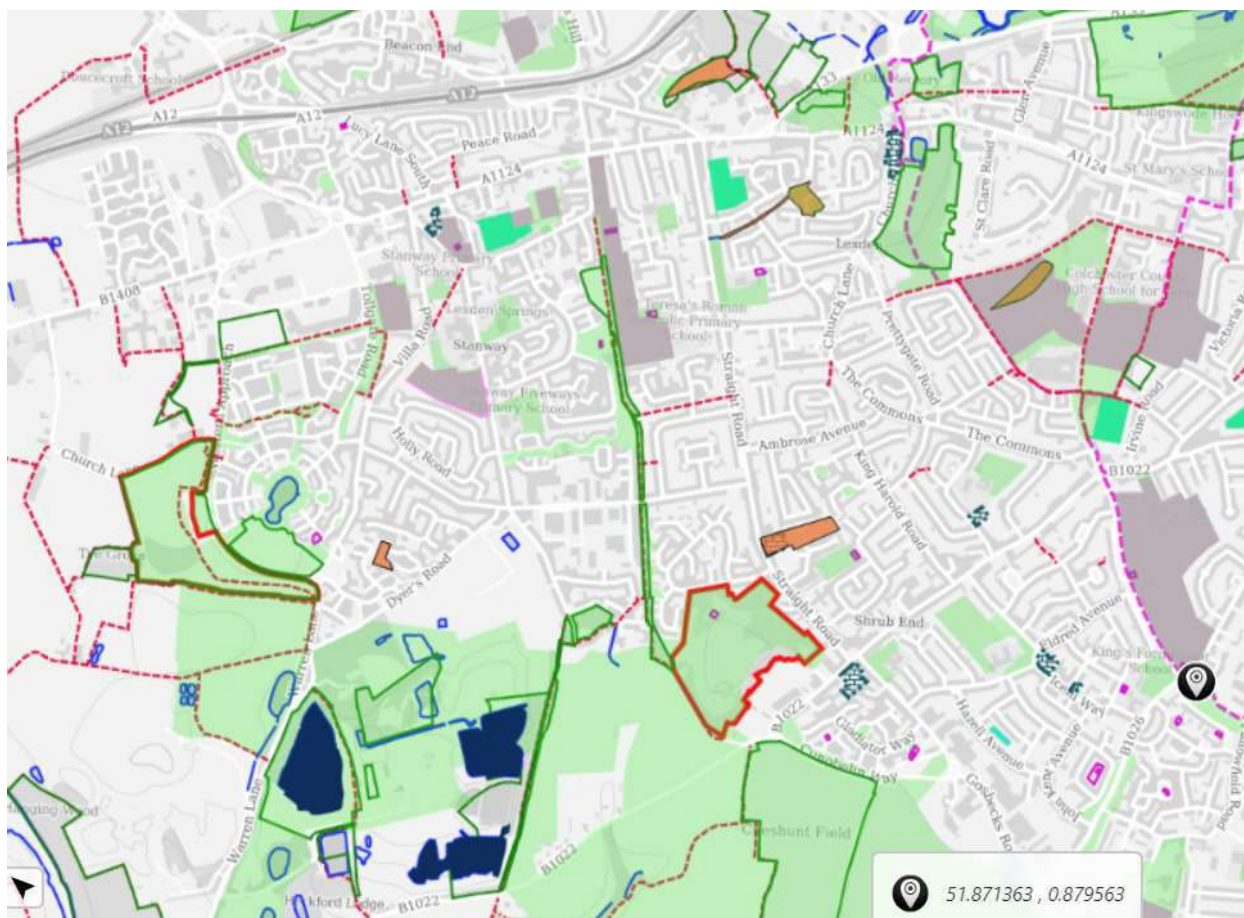
Green network and waterways

There are numerous green spaces within West Colchester, see map below. There are areas of open space along the southern boundary, including Westlands country park.

¹⁴ Stanway community centre, Stanway Lakelands, Straight Road, Tollgate Hall, Victory Hall.

¹⁵ Baden Powell, Swift Avenue, Westlands country park, Wheatfield.

¹⁶ Ambrose Avenue, Tollgate Health Centre, Winstree Medical Practice



The Council carried out an engagement between 9 November 2023 – 5 January 2024 asking stakeholders and the public for their views on existing green spaces and waterways and ideas for new green spaces. These are included in the Issues and Options Report.

Natural England has created [Access to Natural Greenspace Standards](#) (ANGSt). Large parts of West Colchester meet all standards but the west of the area does not meet any of the standards (doorstep standard of a greenspace of at least 0.5 ha within 200m, local standard, which is a natural greenspace of at least 2 ha within 300m, neighbourhood standard which is a natural greenspace of at least 10 ha within 1km, wider neighbourhood standard which is a natural greenspace of at least 20km within 2km).

High level constraints

- The A12 and railway line continues to define the northern boundary of West Colchester.
- Copford is located to the west and any further development could lead to settlement coalescence.

- The impacts and capacity of the Strategic Road network

High level opportunities

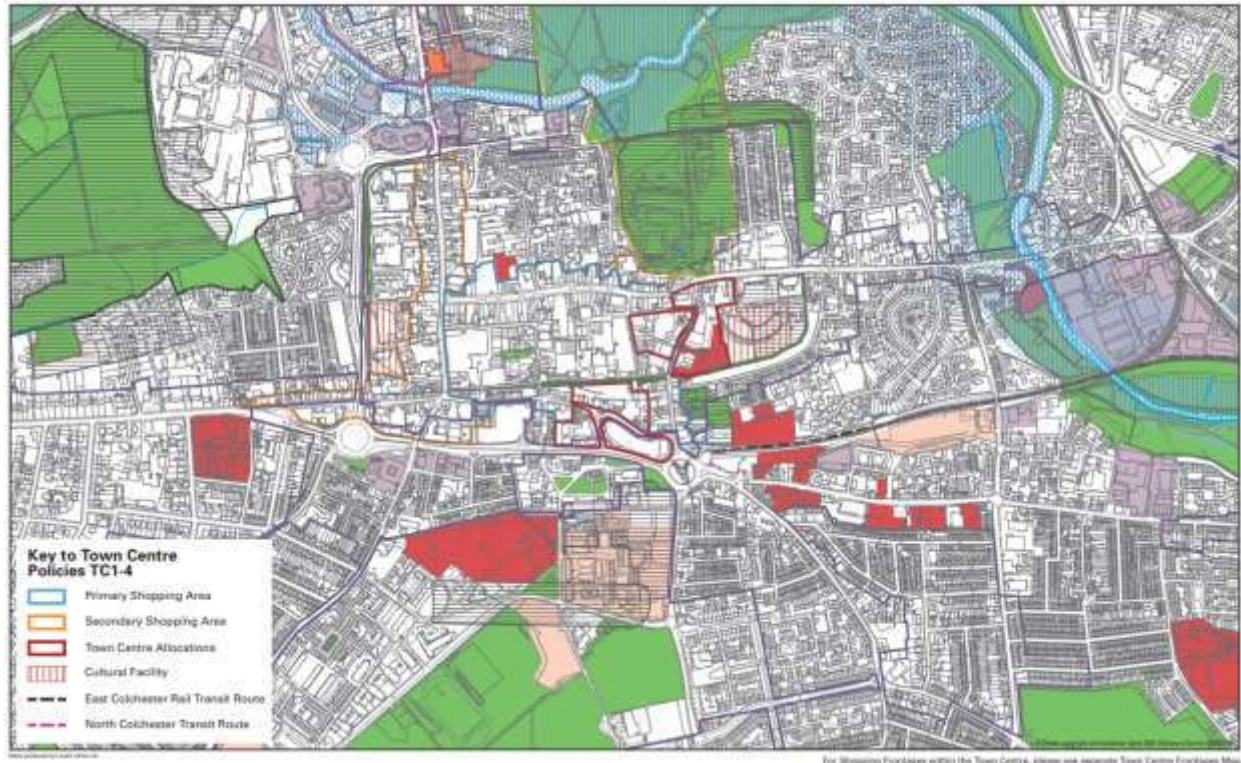
- The 10 Year Plan for primary schools indicates that there is additional capacity of 45 places per year within existing accommodation of the schools in City southwest (Stanway).
- There is generally good existing open space provision, there are opportunities to enhance connectivity between them.
- there are opportunities to enhance local infrastructure including improving active travel and connectivity within West Colchester and beyond.
- Potential opportunities to enhance local and strategic infrastructure

Colchester City Centre

COLCHESTER TOWN CENTRE

Policies TC1-4

Scale 1:7,000



Section 2 Colchester Local Plan 2017 to 2033

3 sites are allocated for residential development in Colchester City Centre. These include:

- Vineyard Gate for 100 dwellings as part of a residential led mixed use scheme (Policy TC3). A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.
- Britannia Car Park for 150 dwellings (Policy TC3). A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.
- St Runwalds Car Park for 40 dwellings (Policy TC3). A planning application has not been submitted for this site at the time of writing. The allocation will be reviewed as part of the Local Plan Review.

Settlement profile

Colchester City Centre is within Castle ward and parts of New Town and Christchurch ward are within the city centre area shown in the adopted local plan. The adopted Local Plan defines the town centre boundary and a primary and secondary shopping area.

The Council adopted a Colchester City Centre Masterplan in January 2024. The Masterplan is about building on existing strengths and transforming the City Centre while conserving its proud heritage. The goal is greater prosperity, a better quality of life for all, and providing more choices for getting into and around the city. The Masterplan includes many things for people who already live, work and travel through the city centre today, it is very much about creating a city centre for the future. It looks to the needs of young people today, for our children, and our children's children.

We are Colchester, a partnership set up in 2020 in response to a new investment fund to support inclusive economic growth, connectivity and quality of life in Colchester, has been awarded the full £18.2m from the government's Town Deal fund. Projects include:

- Accelerated schemes at Balkerne Gate and St Nicholas Square.
- Creation of digital working hubs and grow-on space in the AIXR Centre for Immersive Innovation to be built on the site of the former bus depot in Queen Street.
- Transforming facilities for young people.
- A digital skills hub at the Wilson Marriage Centre (Magdalene Street).
- Public realm improvements in the city centre, including new public space fronting the housing development at the former Essex County Hospital.
- Restoration of Holy Trinity Church (Lion Walk) and the first phase in restoring 'Jumbo'.
- Transformation of community facilities in Greenstead.
- The accelerated introduction of 5G infrastructure to enable the delivery of VR tourism initiatives and other options.
- Improved walking and cycling links between the city centre, Greenstead and the University, as well as the launch of Essex Pedal Power allowing eligible residents over the age of 12 to apply for a new free quality bicycle.

School provision

The following primary schools are located within Colchester City Centre:

- Hamilton
- North
- St James
- St John's Green
- St Thomas More's Catholic school

St Helena secondary school is located within North Colchester. Colchester Institute and Colchester Sixth Form College, which both provide education for 16-19 year olds, are located within the city centre. There are also private and grammar schools, including Oxford House, Colchester High School and Colchester Grammar school.

The schools in the city centre fall within Essex County Council's [10 Year Plan: Meeting the demand for mainstream school places in Essex 2024-2033](#) (January 2024) City southwest (Stanway) and City southeast (Berechurch).

There is additional capacity of 60 places per year within existing accommodation of the schools in City southeast (Berechurch). There is additional capacity of 45 places per year within existing accommodation of the schools in City southwest (Stanway). The 10 Year Plan states that although forecasts for Stanway indicate there will be a significant surplus of places in the Reception cohort for the next three years we expect these cohorts to increase in size as they move through primary school, due to additional housing being built in the area. This pattern of inward migration has been seen in the area over previous years.

The mid-Colchester secondary school planning group has a current capacity of 12,750 pupils. The pupil forecast shows 12,314 pupils in 2024/25 and 12,431 in 2028/29.

Infrastructure

The city centre is the retail and cultural hub of the city and includes a huge variety of social and community infrastructure, attracting visitors from across Colchester and surrounding areas. There are numerous visitor and tourist attractions including Castle Museum, Colchester Natural History Museum, Arts Centre, Mercury Theatre and Firstsite. There is a variety of pubs, cafes and restaurants including national chains and local establishments.

Active & Sustainable travel

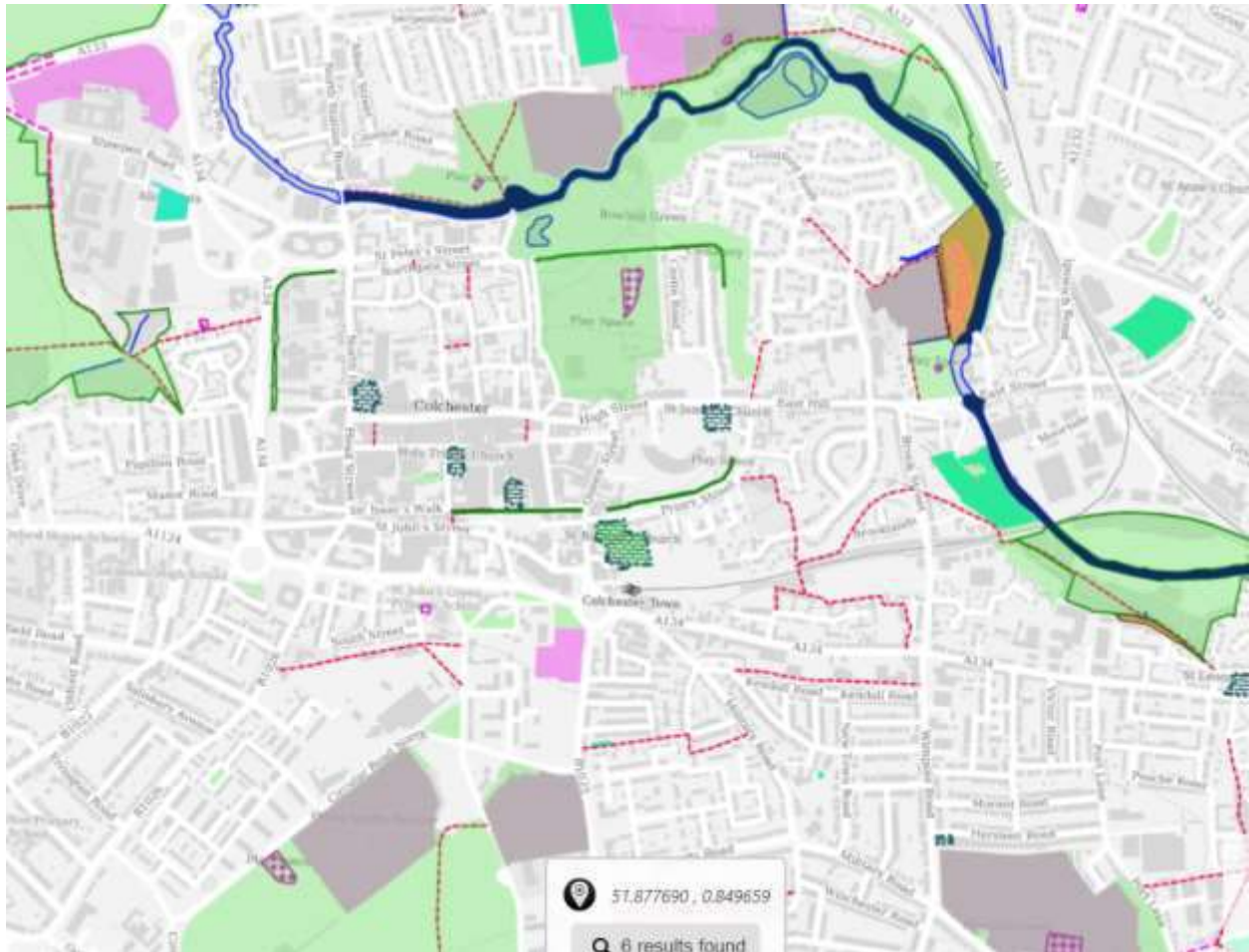
Colchester North Station is within walking distance of the city centre. Colchester Town station is within the city centre, with trains to North Colchester and beyond and to Hythe (East Colchester), Wivenhoe and Tendring along the Sunshine Coast branch line.

Bus routes from city centre and provide connections to communities throughout the city district and further afield such as the X20 which runs to Stanstead Airport and various services to Sudbury, Long Melford, Nayland and Bury St Edmunds.

There are various cycleways including segregated routes.

Green network and waterways

There are numerous green spaces within Colchester city centre, see map below. Castle Park is the jewel in the heart of Colchester's green network and an important part of Colchester's distinctive heritage. Castle Park is a Victorian Park of national importance, designated Grade II on the Register of Historic Parks and Gardens of Special Historic Interest in England. It contains evidence of 2000 years of history and is a landscape moulded by the people of Colchester over many eras. It provides multiple uses and is a venue for big events. The River Colne runs through castle park and along the north of the city centre.



The Council carried out an engagement between 9 November 2023 – 5 January 2024 asking stakeholders and the public for their views on existing green spaces and waterways and ideas for new green spaces. These are included in the Issues and Options Report.

Natural England has created [Access to Natural Greenspace Standards](#) (ANGSt). Most of the city centre meets the doorstep standard of a greenspace of at least 0.5 ha within 200m and local standard, which is a natural greenspace of at least 2 ha within 300m. All of the city centre meets the neighbourhood standard which is a natural greenspace of at least 10 ha within 1km, wider neighbourhood standard which is a natural greenspace of at least 20km within 2km and district standard which is a natural greenspace of at least 100km within 5km.

High level constraints

- Areas of high flood risk to the north and east.

- Extent of available land in the city centre limits opportunities and will influence the scale of growth opportunities

High level opportunities

- Benefits from Colchester city centre masterplan, which has the aims of helping businesses, residents, tourism and our local economy; opening up our Roman wall and heritage; connecting and making it easier to access the best our city can offer; and greening our city to enhance wildlife by effective management and joining up habitats.
- Opportunities for the density of development to respond to a City Centre location where appropriate.
- Opportunities to further enhance public realm for multi-functional benefits throughout the City Centre
- There is good open space provision and links between open spaces with most of Natural England's Access to Natural Greenspace standards being met.
- Opportunities for improvements to city centre cycle routes including LCWIP
- opportunities to enhance local and strategic infrastructure
- There is additional capacity of 60 places per year within existing accommodation of the schools in City southeast (Berechurch). There is additional capacity of 45 places per year within existing accommodation of the schools in City southwest (Stanway).