

Statement of Community Involvement

Land behind Broadfields, Wivenhoe

March 2021

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1. INTRODUCTION

- 1.1. This report is a summary of the public consultation activity undertaken in relation to Taylor Wimpey's full planning application for development on land behind Broadfields, Wivenhoe.
- 1.2. The site is allocated for residential development in the adopted Wivenhoe Neighbourhood Plan (ref: WIV 29), which was approved in a referendum held on 2nd May 2019. Taylor Wimpey's proposal aims to deliver the objectives set out within that document.
- 1.3. The planning application which accompanies this document is a full planning application for 120 new homes.
- 1.4. The proposed development will have a mix of high quality homes, of which 20% will be affordable, in line with the Neighbourhood Plan. The new development will also provide land for new sports fields, a play area and open space with improved footpath and cycle links. An area of currently private countryside to the east of the main site will be opened up for public access.
- 1.5. Colchester Borough Council is required to produce a Statement of Community Involvement (SCI) as part of their Local Development Framework (LDF) to govern how the council will consult the community and stakeholders in the preparation of planning documents.
- 1.6. Colchester Borough Council's SCI was adopted in September 2018 and was updated in July 2020 to provide information on adaptations made to consultation arrangements to address Covid-19 issues.
- 1.7. The applicant has read and approved this document.
- 1.8. The role of community involvement in the planning process is further supported by the Government in the National Planning Policy Framework (NPPF) which expects applicants to work closely with those directly affected by their proposals to evolve designs that take into account the views of the community. The NPPF considers that 'proposals that can demonstrate this in developing the design of the new development should be looked on more favourably' (Paragraph 66).
- 1.9. The applicant has complied with all local and national planning guidance for public consultation and has discussed appropriate pre-application requirements with the Local Authority.

2. THE CONSULTATION PROCESS

- 2.1. The community engagement process for the planning application which accompanies this document centred around a public consultation event held by Taylor Wimpey in February 2021. The activity which was conducted in relation to this consultation event is detailed below.
- 2.2. As a result of Covid-19 restrictions, an in-person consultation event was not legal, so consultation was instead carried out online. The consultation ran from Monday 1st February to Sunday 14th February 2021 via <https://www.taylorwimpey.co.uk/wivenhoe>. Pages from the website can be viewed at Appendix A.
- 2.3. In order to publicise the consultation event, postcards were distributed to 2,418 addresses in the vicinity of the application site, inviting local people to find out more about Taylor Wimpey's proposals and provide their feedback. These invitations were distributed by first-class post on Wednesday 27th January 2021 and a copy can be viewed at Appendix B.
- 2.4. In addition, more detailed invitation emails were sent to a range of local stakeholders, including town, district and county councillors, heritage, environmental and community groups as well as local schools and emergency services. These invitations were sent on Tuesday 26th January 2021.
- 2.5. A Facebook newsfeed advert targeted at residents living around the application site ran during the course of the consultation. A copy can be viewed at Appendix C.
- 2.6. A press release promoting the public consultation was distributed to local media on Tuesday 26th January. The coverage from this press release can be viewed at Appendix D.
- 2.7. A public notice promoting the public consultation was published in the Essex County Standard on Friday 29th January 2021. A copy of the page from the newspaper can be viewed at Appendix E.
- 2.8. A number of information boards were uploaded to the website at the start of the consultation process which set out the background to the application and provided details of the proposed development. A copy of the exhibition boards can be viewed at Appendix F.
- 2.9. The design team held a webinar via the consultation website on Monday 8th February 2021. This comprised a presentation from the team, followed by a question and answer session. A recording of the webinar was uploaded to the consultation website and can be viewed at <https://www.youtube.com/watch?v=KFFk9FPYGac>. A selection of screenshots can be viewed at Appendix G.

- 2.10. Those participating in the public consultation were invited to provide their feedback either by completing an online 'Have your say' form, enabling them to comment on specific aspects of the proposed scheme, or by email or post. The online form included the following questions:
- Having seen our proposals, which aspects of the development do you like?
 - What aspects of the proposed development do you think could be improved?
 - What do you think about the layout and design of the houses?
 - From which local characteristics - such as buildings, shapes, styles or materials - if any, would you like to see the development draw inspiration from?
 - What do you think of the landscaping and open space?
 - What do you think about the transport links and connectivity, such as foot/cycle paths and road network?
 - Having seen our proposals are you (please tick one): strongly in favour; in favour; undecided; opposed; strongly opposed
 - Do you have any further comments to make on our proposed development?
- 2.11. Feedback was accepted by the applicant up to and including the end of the consultation period at midnight on Sunday 14th February. Comments received after this date were shared with the project team and may still have been taken into consideration.

3. CONSULTATION FEEDBACK

- 3.1. The consultation website received a total of 3,338-page views during the consultation period, of which 2,272 were from unique devices. Approximately 70 people viewed the webinar during the live broadcast, and the recording received a further 66 views. The Facebook newsfeed advert reached 10,150 users, of whom 1,030 clicked through to the development website (not necessarily unique users).
- 3.2. The amount of feedback received is as follows:
- 47 responses via the 'Have your say' form
 - 35 emails/phone calls to the project team
 - 12 responses from stakeholders
- 3.3. Below is a summary of all comments received in relation to the proposed scheme. The number in brackets listed after each comment below represents the number of times that particular comment was raised. All of the comments and questions raised during the public consultation period have been considered in finalising the planning application which accompanies this document.
- 3.4. **Matters relating to the scope of this application**
- 3.5. Of the 47 people who completed the feedback form, all answered the question 'Having seen our proposals are you (please tick one): Strongly in favour, in favour, undecided, opposed, strongly opposed.' The split of answers was as follows:
- Strongly in favour - 3
 - In favour - 5
 - Undecided - 11
 - Opposed - 4
 - Strongly opposed - 24
- 3.6. Type/design of homes and development layout
- Pleased with low density/openness (7)
 - Don't want to see 2.5 and/or three-storey homes (6)
 - Would like to see a mix of brick and (timber) cladding (4)
 - Houses should reflect those nearby / materials should be local (3)
 - Layout is too tightly packed (2)
 - Like the 'Avenue' feature (1)
 - Pleased to see housing for those who need it (1)
 - Homes look like 'typical new build' (1)
 - Don't want to see many 'executive homes' (1)
 - Would like to see real fireplaces used (1)
 - Bungalows should be included (1)
 - Homes should take inspiration from green spaces to blend with natural environment (1)

- More homes should be accessible (1)
- All Taylor Wimpey homes are poor quality (1)
- Would like to see open plan homes (1)
- Too many homes (1)
- New homes look good (1)
- Colour and simplicity would be good (1)
- Would like to see a mix of styles (1)
- Terraced homes should be moved to the east or north of the site (1)
- Layout and density does not suit the adjoining estate (1)
- Homes should be practical to suit needs of local people (1)
- Dental surgery and shops should be included (1)

3.7. Affordable housing

- Development should include 30% affordable housing (8)
- Wivenhoe needs affordable and starter homes (3)
- Pleased to see 20% affordable housing (1)
- Priority should be given to Wivenhoe residents (1)
- Request for more details on affordable housing (1)
- Affordable housing should be moved to the east, away from existing housing (1)
- Would like to see more social housing and homes for the elderly (1)

3.8. Green space, ecology and natural environment

- Pleased with the amount of open space (14)
- Would like to see existing trees and hedgerows retained and native species protected (9)
- Would like to see more trees and bushes / woodland feel (5)
- Concern that open space will be built on / don't want to see building on green space (6)
- Layout of open space seems disjointed (3)
- Could the play area be closer to the sports fields? (2)
- Pleased that existing trees and wildlife have been taken into consideration (2)
- Open space should be open enough to prevent gangs of youths gathering (2)
- Would like to see children's play equipment and football/basketball nets (2)
- Landscaping should mirror surrounding habitat (1)
- Landscaped area will need maintenance once complete (1)
- Open space looks uninspiring (1)

3.9. Drainage

- More detail on drainage requested (2)
- Concerns over drainage and flooding of neighbouring properties (1)

3.10. Transport, parking and connectivity

- Request for foot/cycle path along Elmstead Road leading to junction with Brightlingsea Road/sports ground (16)
- Transport links are poor / do not tie in with wider community (3)

- Second road access should be included (in case of emergencies) (3)
- Pleased to see cycle lanes (3)
- Pleased to see links to existing sports ground and wooded area to the east (2)
- Vehicular access should come from Elmstead Road (2)
- No bus stops close to the development site (2)
- Footpaths through the site are essential (2)
- Path through the site should be lit (2)
- Pleased to see walking connectivity (1)
- Footpath should have an entrance via Elmstead Road as well as the entrance at the football ground (1)
- Could path be re-routed around back of plots 48-62 to avoid busy intersection? (1)
- Proposed cycle path will make access to the football club much safer (1)
- Request for cycle path to football club to be built first (1)
- Will you link the cycle path to the cycle path that leads to the university? (1)
- Looks like there is enough parking (1)
- All properties should include off-road parking (1)
- Development should have more parking (1)
- Will there be cycle parking? (1)
- Concern over standard and ownership of infrastructure (1)
- Should not use large square car parks (1)

3.11. Impact on neighbouring properties

- New lighting should not affect existing properties (3)
- Don't like the cycle path running close to existing properties (2)
- Houses don't seem to overlook other properties (1)
- Pleased that existing properties have been taken into consideration (1)
- Noise pollution is a worry (1)
- Concern over separation between new and existing homes (1)
- Would like to retain a green view from existing homes in Henrietta Close (1)

3.12. Impact on existing facilities and infrastructure

- Development will lead to increased traffic / danger to residents, access via Richard Avenue will cause congestion (24)
- Development will overload existing facilities / what is Taylor Wimpey doing to improve existing facilities? (9)
- Surrounding roads should be improved (1)

3.13. Energy use and sustainability

- Would like materials to be sustainable (2)
- Would like to see zero carbon housing (1)
- Solar panels and heat pumps should be used (1)
- Rainwater/greywater recycling should be used (1)

3.14. Compliance with Wivenhoe Neighbourhood Plan

- Homes should not be built north of the electricity pylons / proposal goes against plan (16)
- Layout could be flipped so housing is to the north and open space to the south (2)
- Break in the houses either side of the electricity pylons lines helps break the site up (1)
- Walking distance from homes to shops should be 600m or less (1)

3.15. Sporting facilities

- Further information on proposed sporting facilities should be provided (10)
- Pleased to see new sports fields (5)
- Existing sporting facilities need investment (2)
- Need enough parking for new sports fields (1)
- Would like to see sports pitches moved away from houses (1)
- Development should include sports hall and changing rooms (1)
- Will Taylor Wimpey support clubs operating in existing facilities? (1)
- New sports pitches should be useable by the whole community (1)
- Sports fields and landscaped area should be swapped (1)

3.16. Construction and site access

- Concern over construction access / requests for more details (6)
- Unhappy about fencing around the site before building begins (3)

3.17. Other

- General support for the development (2)
- Pleased about community facilities (1)
- Concern over former use of site as landfill (1)
- Don't want to see Taylor Wimpey deliver the development (1)
- Consultation was rushed (1)

3.18. **Matters outside the scope of this application**

3.19. General opposition to development

- Don't want to see housing in this area (14)

4. RESPONSES TO CONSULTATION FEEDBACK

4.1. The following section sets out the applicant's responses to the comments raised during the consultation period (outlined above in Section 3). The comments have been taken into consideration in finalising the planning application which accompanies this Statement of Community Involvement.

4.2. **Matters relating to the scope of this application**

4.3. Overall sentiment

Applicant's response: We are pleased to see local support for our proposal, both in general terms and in relation to specific aspects of the scheme. We recognise that there are some local concerns, and we hope that we have addressed these concerns through changes made to the proposal as a result of the feedback received.

4.4. Type/design of homes and development layout

Applicant's response: We are pleased to see support for the density of the scheme, which has been influenced in part by the site constraints. Our plan delivers 120 homes, which is in line with the minimum requirement under the Wivenhoe Neighbourhood Plan allocation (see Policy WIV 29 of the Neighbourhood plan).

Due to the technical constraints on site it has been necessary to make some amendments to the layout within the allocation site, however, no additional residential development is proposed and no proposed uses have been lost.

We believe that the layout of our development will help to create a place where people can live, work and relax amid plenty of green space. The proposed density of the homes is 34.3 dwellings per Ha, which is broadly in line with the Wivenhoe Neighbourhood Plan.

The Wivenhoe Neighbourhood Plan requires all new development in the town to be of a high standard, responding positively to its context.

The appearance of the new homes will be inspired by neighbouring streets, mainly using brick but with elements of boarding and render to add detail and a splash of colour.

The relationship between the new houses and the existing homes in Richard Avenue will continue, with each property set back behind a small front garden and car parking set to the side, matching the existing form of development so that there is continuity in the appearance of the street.

The new homes will face outwards and look towards the open space, creating informal surveillance so that it is secure and safe to use. All new homes will include access to secure cycle storage and car parking provision will be in line with local planning policy.

Most of the new homes will be two storeys in height, arranged into detached, semi-detached and terraced groups to meet the needs of the local community. A few two-and-a-half storey houses are included within the scheme, placed towards the eastern side and away from any existing properties, to add interest to the roofscape and to create features on the edge of the public realm. The homes proposed are compliant with M4ii and M4iii guidelines and there will be no three-storey homes or bungalows.

Of the new homes, at least 95% will meet national accessibility and adaptability standards and 5% will meet wheelchair user standards.

The homes will have elements of modern open plan living space and, while the designs do not include fireplaces, all will have central heating.

Taylor Wimpey is an industry leader in build quality and has the highest Construction Quality Review Score of any volume housebuilder as measured across all of its developments by the NHBC. In March 2021, it received a five-star rating for customer satisfaction from the Home Builders Federation (HBF).

We have taken great care to ensure the development does not have a detrimental impact on adjoining open spaces. This has been achieved by having a lower density of homes next to open spaces, and house types which are appropriate for this sensitive setting, that is, no more than two and a half storeys in height.

We have deliberately designed the development so that certain house types, such as terraced designs, are not restricted to certain areas. We feel a mix of house types across the site is more appropriate, aesthetically pleasing and helps to contribute to a sustainable community.

The density of the site is comparable to the adjoining estate and is dictated by the Wivenhoe Neighbourhood Plan. The layouts of the two sites differ, due to the constraints and opportunities offered by the development site.

We acknowledge a desire for shops and a dental surgery to be included within the site, however, the site is purely allocated for residential development in the Colchester Borough Council Local Plan.

4.5. Affordable housing

Applicant's response: The requirement under the Wivenhoe Neighbourhood Plan allocation is for 20% affordable housing, or the percentage relevant under national or borough policies at the time of the planning application being submitted. As such 20% is proposed, and we are proposing to deliver this alongside a mix of private homes, which will ensure that a mix of suitable high-quality housing is provided for all, maximising private units that qualify for the Government-backed Help to Buy scheme.

We are aware that the emerging Colchester Local Plan currently includes a requirement for 30% affordable housing, but we are working in line with adopted policies at the point of submission, as per the requirements of the Neighbourhood Plan allocation.

This approach has been confirmed as acceptable during pre-application discussions with Colchester Borough Council planning officers, and will see us deliver 20% affordable properties.

Affordable housing will be tenure-blind, meaning that it will be indistinguishable from homes marketed for private sale. This also means the affordable properties will be spread out across the development, rather than concentrated in particular areas, which is considered best practice in achieving the growth of sustainable communities. The process of allocating affordable housing to prospective residents is the responsibility of Colchester Borough Council.

We are pleased to confirm the development will cater for older people, with many of the homes' layouts and features designed with older people in mind, as detailed at point 4.4.

4.6. Green space, ecology and natural environment

Applicant's response: Our vision for Wivenhoe is for a healthy environment to live and work in, set within a network of green spaces. We are pleased to have received a number of positive comments regarding the extent of green space within our proposal, which accords fully with the Wivenhoe Neighbourhood Plan.

Our proposal includes open space with green links through the site that also provide room for the infrastructure needed to support the new homes, including a surface water attenuation basin in the south-eastern corner. Smaller green spaces are designed to work with the site constraints, such as the electricity pylons.

It is our intention to retain existing trees and hedgerows along the eastern and western boundaries, and this will be complemented by extensive planting within the residential area and the open space. Where possible we will seek to use native, locally-sourced species.

We have no intention to build homes on the open space within the development, or on the wooded area to the east. We are working to find a suitable guardian to gift the open space to. In the event of a suitable guardian not being found, Taylor Wimpey will hand these spaces over to appropriate bodies for management and conservation once the development is complete.

We are pleased to have been able to work with the local community during the public consultation phase. Feedback received on the open spaces that we initially proposed has resulted in us revising their layouts. One respondent would like to see the play area located closer to the sports fields, however, it should be noted the play area is already close to the fields to the south of the site.

We have noted a desire to see open spaces designed to prevent gangs of youths gathering. We have deliberately kept open spaces open, to reduce the chance of anti-social behaviour going on unseen. Homes have also been orientated to ensure a degree of natural surveillance across the open spaces, to further deter anti-social behaviour, and bolster the sense of security for residents. Following feedback from the consultation, we have revised our open spaces, where possible, to provide more interest. However, this has had to be tempered by the need for truly 'open' spaces to deter anti-social behaviour.

We note a request for children's play equipment and football/basketball nets within the site. It should be noted there is an existing play area to the south of the development and we are also providing two hectares of land for sports pitches.

Once the open spaces and landscaped areas are completed, they will be maintained by a management company in lieu of a suitable guardian, such as a community association, being found.

4.7. Drainage

Applicant's response: We have noted a request for more detail on the site's drainage infrastructure. The technical report which accompanies the planning application sets out the details in full. It should be noted that all appropriate assessments have been undertaken, and the necessary infrastructure has been incorporated into the site's design, to ensure neighbouring properties will not be at an increased risk of flooding.

4.8. Transport, parking and connectivity

Applicant's response: It is important that our new development connects logically and easily with the wider Wivenhoe community. Cycling and walking will be encouraged, with safe and attractive routes through the development that link to existing foot and cycle paths.

A new cycle route will be created along the eastern edge of the site, providing cycle access to both the north eastern side of Wivenhoe and the large area for new sports pitches and open space that will serve both the residents of the new homes and the existing community on the north side of Wivenhoe. A cycle link to the south is also included in our plans.

We note the requests for a foot/cycle path along Elmstead Road leading to the junction with Brightlingsea Road and the Broadfields sports ground, and we are pleased to confirm that this is included within our proposal.

Paths and cycle paths will be adopted and maintained by a management company, or the local authority if they are adopted.

A request for a second road access for the site, to form an additional emergency route, is noted. However, we have carried out testing of the single access, which has been found to be sufficient. It should be noted, taking vehicle access via Elmstead Road is not a safe

option and would come through open space. Furthermore, the Neighbourhood Plan has identified Richard Avenue as the ideal access point.

We can confirm there are no bus stops planned within the site, but there are some within an acceptable walking distance of 650m.

We can confirm all pathways will be suitably lit at night, as they are designed to Essex County Council's adoptable standards.

We note requests for re-routing of pathways and cycle paths, however, it should be noted that we can only link to land that is in our control.

We can confirm that the development provides enough parking for residents and visitors, and that the levels comply with local parking policy. All properties benefit from off-road parking, while bicycles can be stored in private garages, or communal sheds and cycle stores.

4.9. Impact on neighbouring properties

Applicant's response: The new homes will be surrounded by public open space, giving green views on all sides and creating a buffer against the side and rear of existing properties. This protects their amenity and ensures that there will be no overlooking from the new homes.

We note a request that lighting from the site does not affect neighbouring properties. We can confirm a comprehensive lighting plan will be secured via a planning condition, and it will include details of illumination levels.

A respondent is opposed to a cycle path running close to existing properties, however it is felt the path is in a logical place and sufficiently set back from the site's boundary.

We will implement a construction environmental management plan prior to development, which will outline how we will avoid, minimise or mitigate effects on the environment and surrounding area, including noise pollution. Furthermore, a noise impact report is also submitted as part of the planning application.

4.10. Impact on existing facilities

Applicant's response: We understand concerns relating to the impact of development on existing infrastructure and facilities. A Section 106 agreement will be drawn up as part of any planning permission, which will dictate contributions that Taylor Wimpey must make to support local infrastructure and facilities, including both on and off-site education, highways, healthcare and sports and recreation.

The development will bring a range of economic benefits both during and after the construction period through the employment of local contractors, the training of apprentices

and our work with the local community.

There is a concern the development will lead to an increase in traffic, which will pose a safety risk to residents, and that the Richard Avenue access will cause congestion. It should be noted Richard Avenue is considered an appropriate access in the Neighbourhood Plan. Traffic levels will increase, however, not to an unacceptable standard, as our Transport Assessment demonstrates. The Transport Assessment will be scrutinised by the Highways Authority, Essex County Council, as part of the planning process.

Any improvements to the local road network, to improve safety or mitigate for an increase in traffic, will be carried out by Essex County Council.

4.11. Energy use and sustainability

Applicant's response: Taylor Wimpey takes a 'fabric first' approach to housebuilding, creating highly-insulated homes with low-energy lighting and a selection of low-use water fittings.

Building materials will be carefully selected and procured in order to reduce their life cycle impact, including using timber from certified sustainable sources only.

A Site Waste Management Plan and Environment Management Plan will reduce waste and limit impacts during construction.

Homes will not meet zero carbon status, or include solar panels or heat pumps. However, they will comply with building regulations which stipulate they must be energy efficient. The fabric of the homes will ensure their efficiency and a reduced demand on energy. While the homes will not use recycled grey water, we are considering installing water butts to collect rainfall for use in the garden.

4.12. Compliance with Wivenhoe Neighbourhood Plan

Applicant's response: We understand the importance of the Wivenhoe Neighbourhood Plan to local residents. Our plan delivers 120 homes, which is in line with the minimum requirement under the plan allocation (see page 96 of the approved plan).

Due to the technical constraints on site we have had to make some amendments to the layout within the allocation site. However, no additional residential development and no proposed uses have been lost. The residential element of the scheme will be provided on less land than the allocation allows for, which means there will be more publically accessible landscaping.

We note a request to flip the layout so housing is to the north and open space to the south, however this would mean a significant divergence from the Neighbourhood Plan.

We agree that a break in homes either side of existing electricity pylons and lines helps to break the site up.

We have designed the layout to ensure the majority of new homes will be within 600m of shops. Some homes are a little further away, due to the site's constraints.

Sporting facilities

Applicant's response: The requirement under the Wivenhoe Neighbourhood Plan is to deliver 2ha of land for new sports pitches. We recognise the importance of helping to create facilities that are well connected and beneficial to the maximum amount of people, and we continue to engage with local stakeholders in order to provide a solution that meets the needs of the community.

We recognise sporting facilities in the locality require investment, and there is a request for a sports hall and changing rooms. Taylor Wimpey is pleased to be making a financial contribution to Colchester Borough Council for recreation. These monies will form part of the Section 106 Agreement, in accordance with the Neighbourhood Plan.

Taylor Wimpey will also be open to supporting sports clubs which use the existing facilities, where appropriate.

We note the call for sufficient parking for the new sports fields and can confirm this will be a matter for the party which takes over the land.

Feedback received included a request to move the sports pitches away from houses, and for the pitches and landscaped area to be swapped around. We have revised the location and orientation of the pitches and landscaped area as a result of this feedback.

4.13. Construction and site access

Applicant's response: It is important that we are responsible neighbours during construction. A Construction and Environmental Management Plan is required to be approved by Colchester Borough Council prior to any construction work starting on site, and this will include details of construction access, noise and dust mitigation, site working hours and delivery times.

Our site team will engage with local residents directly during the course of construction to ensure that any concerns are recognised and acted upon. We will also install a notice board to keep residents informed on construction activity and to provide a point of contact.

We appreciate that the site has historically been used by local people for dog walking. We are required to fence off the site prior to receiving planning permission for insurance purposes, but following feedback from local residents we have moved the fencing along Elmstead Road back from the highway in order to allow people to walk to the Broadfields sports ground safely.

4.14. Other

Applicant's response: We are pleased to see comments in support of our proposal.

We recognise that an online-only consultation is not ideal, and ordinarily we would have spent time in Wivenhoe meeting the community in person. Unfortunately, the ongoing Covid-19 pandemic meant that was not possible. However, as outlined in Section 2, we believe that we have conducted an extensive consultation, and the number and range of comments that we have received reflects this.

We note there is concern about the former use of the site as landfill. The planning records that we have seen show no evidence that the site was formerly used in this way. Similarly the Neighbourhood Plan does not make reference to this possible past use.

4.15. Matters outside the scope of this application

4.16. General opposition to development

Applicant's response: The site is allocated for development in the adopted Wivenhoe Neighbourhood Plan.

We understand local residents' concerns but we are confident that our proposal will deliver a healthy environment to live and work in, set within an extensive network of community woodland and green spaces.

5. CONCLUSION

- 5.1. This Statement of Community Involvement summarises the public consultation process which has been undertaken prior to the submission of the accompanying full planning application for Taylor Wimpey's proposed residential development on land behind Broadfields, Wivenhoe.
- 5.2. The applicant would like to thank all local residents, representatives and stakeholders who have contributed to the consultation process. All comments received have been considered by the project team in preparation of the application.
- 5.3. Feedback received during the consultation has resulted in the relocation of the planned sports pitch area, which will now run directly adjacent to the existing sports ground on the site.
- 5.4. Local residents and stakeholders will receive further opportunity to comment directly to Colchester Borough Council during the statutory consultation process, which begins following the registration of this application.

Development website
<https://www.taylorwimpey.co.uk/wivenhoe>

Land off Richard Avenue, Wivenhoe
Land off Richard Avenue - Wivenhoe - Essex
Taylor Wimpey is preparing a full detailed planning application for 120 new homes on land off Richard Avenue, Wivenhoe.

Keep up to date
[Register your interest in a new home](#)
[Email us](#)

[Register for updates](#)

Overview | About the site | What's proposed | Community benefits | News and updates

Overview

Taylor Wimpey is preparing a full detailed planning application for 120 new homes on land off Richard Avenue, Wivenhoe.

The site is allocated for residential development in the [Wivenhoe Neighbourhood Plan](#), which was approved in a referendum held on 2nd May 2019. Our application will deliver the objectives set out within that document.

Our proposed development will have a mix of high quality homes, of which a proportion will be affordable, in line with the neighbourhood plan. The new development will also provide land for new sports fields, a play area and open space with improved footpath and cycle links. An area of currently private countryside to the east of the main site will be opened up for public access.

Concept Plan

Our proposed development layout. [Click to enlarge.](#)

Public consultation

It is important that we listen to the views of the local community while preparing our proposal. We therefore held an online public exhibition via this website from **Monday 1st February to Sunday 14th February 2021**.

We are grateful to all those who provided feedback on our proposal. We are now analysing this feedback and making changes to our design prior to submitting a planning application to Colchester Borough Council.

You can find out more about our proposals by downloading our exhibition boards

Land off Richard Avenue, Wivenhoe
Land off Richard Avenue - Wivenhoe - Essex
Taylor Wimpey is preparing a full detailed planning application for 120 new homes on land off Richard Avenue, Wivenhoe.

Keep up to date
[Register your interest in a new home](#)
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[Register for updates](#)

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What's proposed

Our vision is to create a new community in Wivenhoe that provides a healthy environment for people to live, relax, exercise and work.

The new homes will be surrounded by public open space, giving green views on all sides and creating a buffer against the side and rear of existing properties. This protects their amenity and ensures that there will be no overlooking from the new homes.

The proposals include open space with green links through the site that also provide room for the infrastructure needed to support the new homes, including a surface water attenuation basin in the southeastern corner.

A new cycle route will be created along the eastern edge of the site, providing cycle access to both the north eastern side of Wivenhoe and a large area for new sports pitches and parkland that will serve both the residents of the new homes and the existing community on the north side of Wivenhoe.

The Wivenhoe Neighbourhood Plan required all new development in the town to be of a high standard, responding positively to its context.

The appearance of the new homes will be inspired by neighbouring streets, mainly using brick but with elements of boarding and render to add detail and a splash of colour.

The relationship between the new houses and the existing homes in Richard Avenue will continue, with each property set back behind a small front garden and car parking hidden away to the side, matching the existing form of development so that there is continuity in the appearance of the street.

The new homes will face outwards and look towards the open space, creating informal surveillance so that it is secure and safe to use. All new homes will include

How the new homes could look. [Click to enlarge.](#)

Resident postcard invitation

LAND OFF RICHARD AVENUE,
WIVENHOE
WWW.TAYLORWIMPEY.CO.UK/WIVENHOE

**Taylor
Wimpey**

*Have your say on our
proposal for a new
development of 120 homes
off Richard Avenue, Wivenhoe.*

**Taylor
Wimpey**

Hello,

We are preparing a full detailed planning application for approximately 120 new homes on land off Richard Avenue, Wivenhoe.

The site is allocated for residential development in the Wivenhoe Neighbourhood Plan, which was approved in a referendum held on 2nd May 2019. Our application will deliver the objectives set out within that document.

Our proposed development will have a mix of high-quality homes, of which 20% will be affordable, in line with the neighbourhood plan. The new development will also provide land for new sports fields, a play area and open space with improved footpath and cycle links.

It is important that we listen to the views of the local community while preparing our proposal. As face-to-face consultation is not possible right now, we will be seeking your views online.

Have your say

Our consultation will run from 1st February 2021 until 14th February 2021. You can read more about our plans and have your say at www.taylorwimpey.co.uk/wivenhoe.

We will be holding a webinar via the website at 6pm on Monday 8th February 2021.

You can email us at wivenhoe@taylorwimpey-pr.co.uk.

Alternatively, you can write to us at:

**Wivenhoe Consultation, Taylor Wimpey London,
Ground Floor East Wing, BT Brentwood,
1 London Road, Brentwood, Essex, CM14 4QP**

Social media advert



Taylor Wimpey  Sponsored · 

Have your say on our plans for 120 new homes on land off Richard Avenue, Wivenhoe. Visit our website to learn more.



TAYLORWIMPEY.CO.UK
Have your say
Find out more about our plans

[LEARN MORE](#)

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Media coverage

EAST ANGLIAN DAILY TIMES

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East Anglian Daily Times > News >

Consultation set to be launched on 120-home site

Katy Sandalls

Published: 5:30 AM January 28, 2021

Taylor Wimpey want to build 120 homes in Wivenhoe - Credit: Taylor Wimpey

A consultation is set to be launched next week on a development of 120 homes in an Essex town.

Developer Taylor Wimpey is looking to create a new development on land to the north east of Wivenhoe and is looking for residents to have their say on the plans.

The site off Richard Avenue has previously been allocated for a residential development with a minimum of 120 homes in the Wivenhoe Neighbourhood Plan, which was approved in a referendum held on May 2, 2019.

Essex Gazette Standard

News Sport Young Reporter Competitions

News

28th January

Have your say on plans to build 120 homes in Wivenhoe

By Rebecca Jones | @rebeccajones932

Plans - the homes could be built near Wivenhoe Town's Football Club

TAYLOR WIMPEY INVITE WIVENHOE RESIDENTS TO HAVE THEIR SAY ON NEW DEVELOPMENT PLANS

Taylor Wimpey will launch an online consultation on proposals for a new development in Wivenhoe on Monday 1st February.

The site off Richard Avenue is allocated for residential development of a minimum of 120 homes in the Wivenhoe Neighbourhood Plan, which was approved in a referendum held on 2nd May 2019. Taylor Wimpey's application will deliver the objectives set out within the neighbourhood plan document.

Latest News

- Saffron Walden Company Cures Lockdown Brain
- WORKING MEN'S CLUB share brand new track 'X' and announce headline tour
- Nursery team make Easter Rainbow for charity ahead of 6th Anniversary!
- New town council to be established for Wickford in 2022
- Essex Psychologist and...

Taylor Wimpey

WIVENHOE CONSULTATION PUBLIC NOTICE

Public exhibition for proposed residential development on land off Richard Avenue, Wivenhoe.

Taylor Wimpey London is preparing a full detailed planning application for 120 new homes on land off Richard Avenue, Wivenhoe.

It is important that we listen to the views of the local community while preparing our proposal.

Have your say:

Our consultation will run from 1st February until 14th February 2021. You can read more about our plans and have your say at **www.taylorwimpey.co.uk/wivenhoe**.

You can email us at **wivenhoe@taylorwimpey-pr.co.uk**.

Exhibition Boards

DEVELOPMENT PROPOSAL

TAYLORWIMPEY.CO.UK/WIVENHOE

Our designs for Wivenhoe



Taylor Wimpey is preparing a full detailed planning application for 120 new homes on land off Richard Avenue, Wivenhoe

The site is allocated for residential development of a minimum of 120 homes in the Wivenhoe Neighbourhood Plan, which was approved in a referendum held on 2nd May 2019. Our application will deliver the objectives set out within the neighbourhood plan document.

Our proposed development will have a mix of high quality homes, 20% of which will be affordable, in line with the neighbourhood plan. The new development will also provide land for new sports fields, a play area and open space with improved footpath and cycle links.



Key facts

- 120**
new homes
- 
Foot and cycle path connectivity
- %**
Proportion of affordable homes
- 
New sports field and open space

NATURAL ENVIRONMENT

TAYLORWIMPEY.CO.UK/WIVENHOE



Protecting and preserving the natural environment

Protecting and preserving the natural environment including valued landscapes and habitats is a key priority. Our design process involves an evaluation of the site and how it relates to the surrounding area in terms of its character and setting.

Our vision is to create a new community in Wivenhoe that provides a healthy environment for people to live, relax, exercise and work.

The new homes will be surrounded by public open space, giving green views on all sides and creating a buffer against the side and rear of existing properties. This protects their amenity and ensures that there will be no overlooking from the new homes.

The proposals include open space and playing fields with green links through the site that also provide room for the infrastructure needed to support the new homes, including a surface water attenuation basin in the southeastern corner.

A new cycle route will be created along the eastern edge of the site, providing cycle access to both the north eastern side of Wivenhoe and a large area for 2ha new sports pitches and parkland that will serve both the residents of the new homes and the existing community on the north side of Wivenhoe.



CONNECTIVITY

TAYLORWIMPEY.CO.UK/WIVENHOE



Access to local facilities and services

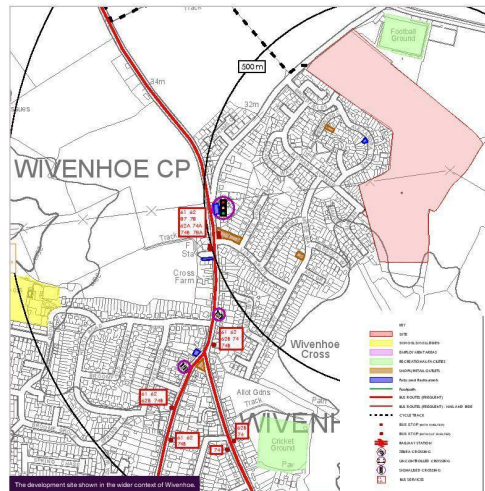
Our customers should have convenient access to local facilities and services by a range of transport modes. Facilities that we provide on-site should be easy to find and our scheme should integrate with the surrounding community by reinforcing existing connections or creating new ones.

It is important that our new development connects logically and easily with the wider Wivenhoe community. Cycling and walking will be encouraged, with safe and attractive routes through the development that link to existing foot and cycle paths.

Vehicle access will be from Richard Avenue, which will curve into the site via an extension of the existing road immediately after the junction with Henrietta Close.

The main road through the development will swing to the left and then to the right, passing through an area of open space under the route of the existing pylons, to match the curving nature of the approach through the estate from Elmstead Road.

Smaller secondary roads will spur off to the north and south, creating short cul-de-sac streets which match the form of development away from Richard Avenue and Alexandra Drive.



Wivenhoe webinar, Monday 8th February 2021

WELCOME TO THIS WEBINAR
Monday 8th February 2021
 Start time 6.00pm

Broadfields, Wivenhoe



Taylor
 Wimpey

Wivenhoe webinar, Monday 8th February 2021

Landscaping



STRATEGIC LANDSCAPE PROPOSALS

1. EASTERN BOUNDARY
2. PROPOSED NORTHERN OPEN SPACE
3. NORTH AND WESTERN BOUNDARIES
4. PROPOSED SPORTS PITCHES
5. PROPOSED SOUTHERN OPEN SPACE
6. CENTRAL OPEN SPACE
7. CENTRAL FOOTPATH/CYCLEPATH LINK
8. RESIDENTIAL EDGES

JCN DESIGN & PLANNING

Taylor
 Wimpey