

Planning Appeal Site Visit: December 12th 2022 Broadfields Wivenhoe**Part Accompanied Site Visit 3pm** (light may fail so route may need to be adapted)**1.1 Park at P1 Broad Lane sports ground car park for a circuit walk around/through the site and its immediate locality.**

Walk through sports ground noting site and northern boundary.

Walk into top/north of **LoWS** (informal path).

Walk through the local green space on informal paths across the space and around the boundaries with the site and fields.

Stop at gap near pylon to note (walk into) extent of site and the residential area.

1.2 Southern end of site

Look at southern end and western edge of site and allocated site (hedge line).

Look at open space and LoWS area.

View/walk along part of FP 14 along edge of the existing estate.

1.3 Residential Estate

Walk into Henrietta Close, Richard Ave, look at road access to the development site.

Walk along Alexandra Drive and Broadfields. Consider residential views along route.

Look at proposed footway/cycle access from Broadfields onto field.

1.4 Elmstead Road

Walk out onto the road (fluorescent needed).

Look at site views and frontage to road.

Walk back to sports ground, look at proposed link location from site to sports ground.

1.5 Drive out onto B1027 travel east, turn into Tye Lane/Keelars Lane, park at P3

Park on Tarmac access drive off Tye Lane P3 (site manager C Ellis agreed, CCC have contact details)

Walk part way along FP 14 and view the LoWS from viewpoints 11, 10, 9 and AVR 5

Part Unaccompanied Site Visit

1.6 Driving route as indicated on Arc Appeal Site Visit map.

1.7 View the site and context from Elmstead Road, Keelars Lane and B1027/Brightlingsea Road

1.8 Park at Broad Lanes (side road off B1027 and walk along FP22 to view context & sports ground lighting.

1.9 WTC request that the Inspector completes the walk on the footpath between Wivenhoe Cross/PO and Henrietta Close and walks back via the roads (Mede Way, Vine Drive, Colchester Road) depending on where the Inspector is parked.

1.10 TW request that the Inspector looks at Vine Drive shops, Colchester Road/Vine Drive.