

2 THE SITE

West of Station Road, Wakes Colne



The site comprises approximately 16.8 hectares which is primarily in agricultural use. It comprises 2 broad land parcels to the north and south.

To the south of the northern parcel and east of the southern parcel is existing residential development, with hedgerows and trees on the majority of the boundaries except for the southern parcel where the western boundary runs through existing agricultural land. This will be defined by advance planting once the alignment of the bypass is agreed.

To the north of the northern parcel is Acorn Wood, with Station Road along the eastern boundary, beyond which is the rail station, with services once an hour on average 7 days a week between Sudbury and Marks Tey. The latter connects with the main Norwich to London services.

To the south of the southern parcel is the A1124 which links Colchester to the south east with Halstead in the north west. In general the whole of the allocated land falls from the north to the south.