

# 3 THE DRAFT LOCAL PLAN

# West of Station Road, Wakes Colne

The draft Colchester Local Plan proposes that development will be supported on land within the area identified on the policies map (adjacent) which provides:

- . *Approximately 200 new dwellings of a mix and type of housing to be compatible with surrounding development;*
- . *Safe and suitable site access to include provision of a link road between Station Road/A1124 and stopping access along Station Road to through traffic;*
- . *Creation of enhanced pedestrian priority route along the lower section of Station Road, and provide a safe pedestrian access to existing footways and any public rights of way, including wider links;*
- . *Mature trees and hedgerows within the site should be retained;*
- . *Onsite Biodiversity Net Gain measures should focus on buffering and extending the adjacent Acorn Wood and strengthen north/south connectivity;*
- . *Screening comprising locally appropriate hedgerows and/or woodland will be required along the site boundaries;*
- . *'Enhanced Open Space' substantively in excess of 10% of the allocation area must be provided as open space;*
- . *Support will be given to delivering standing freshwater, woodland or grassland habitat;*
- . *Development must conserve, and where appropriate, enhance the significance of heritage assets;*
- . *Demonstrate adequate capacity for managing wastewater;*
- . *A range of measures in addition to prioritising sustainable drainage and water efficiency measures;*
- . *Site specific infrastructure requirements, likely to include education provision, highway mitigation, water and wastewater and specific community / open space provision.*

