

Drainage and Flood Risk

It is a requirement from the flood authorities that surface water run-off from the site is maintained at least at the same rate as the current position, to avoid creating greater levels of flood risk in the local area and downstream. This can be achieved in a number of ways, for example our suggested layout includes sustainable drainage features such as ponds, which can be wet or dry, which the site drains into during times of heavy rainfall, and which hold the water and drain via reduced-size pipes at the same or lower rate than the existing greenfield rate.

In terms of foul drainage, Anglian Water have confirmed that this site is within the catchment of Earls Colne water recycling centre (WRC), which currently can accommodate the additional flows generated by the proposed development. They advise that Earls Colne WRC is included within their Business Plan as a growth scheme with investment delivery planned between 2025-2030.

Schools

School capacity has been assessed in conjunction with the latest Essex County Education Schools Plan, which is produced once a year. The 2026 version for primary schools does not provide details on individual schools, but rather groups them together on an area basis for planning purposes. However, there is capacity of between 26 and 39 pupils per year over the next 10 years.

Depending on the number and size of dwellings, the development is likely to generate 53 primary school places. As such there is not a number to justify a new school, but Essex Education would be looking for a contribution to fund the extra places needed above existing and predicted capacity, which the developers of the site will provide in line with a Essex County formula which is index linked.

In terms of secondary school places, there is capacity of between 60 and 422 places per year over the next 10 years. The development is calculated to generate around 20 secondary school places.

Health

Our analysis of local surgeries, including the nearest at the Pump House in East Colne, shows that there is capacity in existing surgeries. However, we will be liaising with NHS England to confirm the position. If any deficiencies are identified, then the developers will be required to fund new places in accordance with NHS England criteria.

Community Facilities

The landowners and their consultants are keen to hear from residents on any community needs that this development could assist with.