

# 1 WELCOME

## West of Station Road, Wakes Colne

Welcome to this exhibition.

The landowners and their team are developing their ideas for around 200 new homes and related development land west of Station Road in Wakes Colne.

The purpose of this exhibition is to show you our evolving ideas for the development of the land, and discuss these ideas with you.

Our intention is to ensure the best design solution for the proposed scheme, and we hope that your contribution will help us to achieve this aim.

Representatives from the landowners' consultant team are available to discuss the proposed scheme which is shown on the display boards.

Please tell us about any local issues or concerns you may have, along with your aspirations for the site.

At the end of the exhibition are questionnaires/comments sheets, and we would appreciate your response to our ideas and suggestions you may have.



## 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.

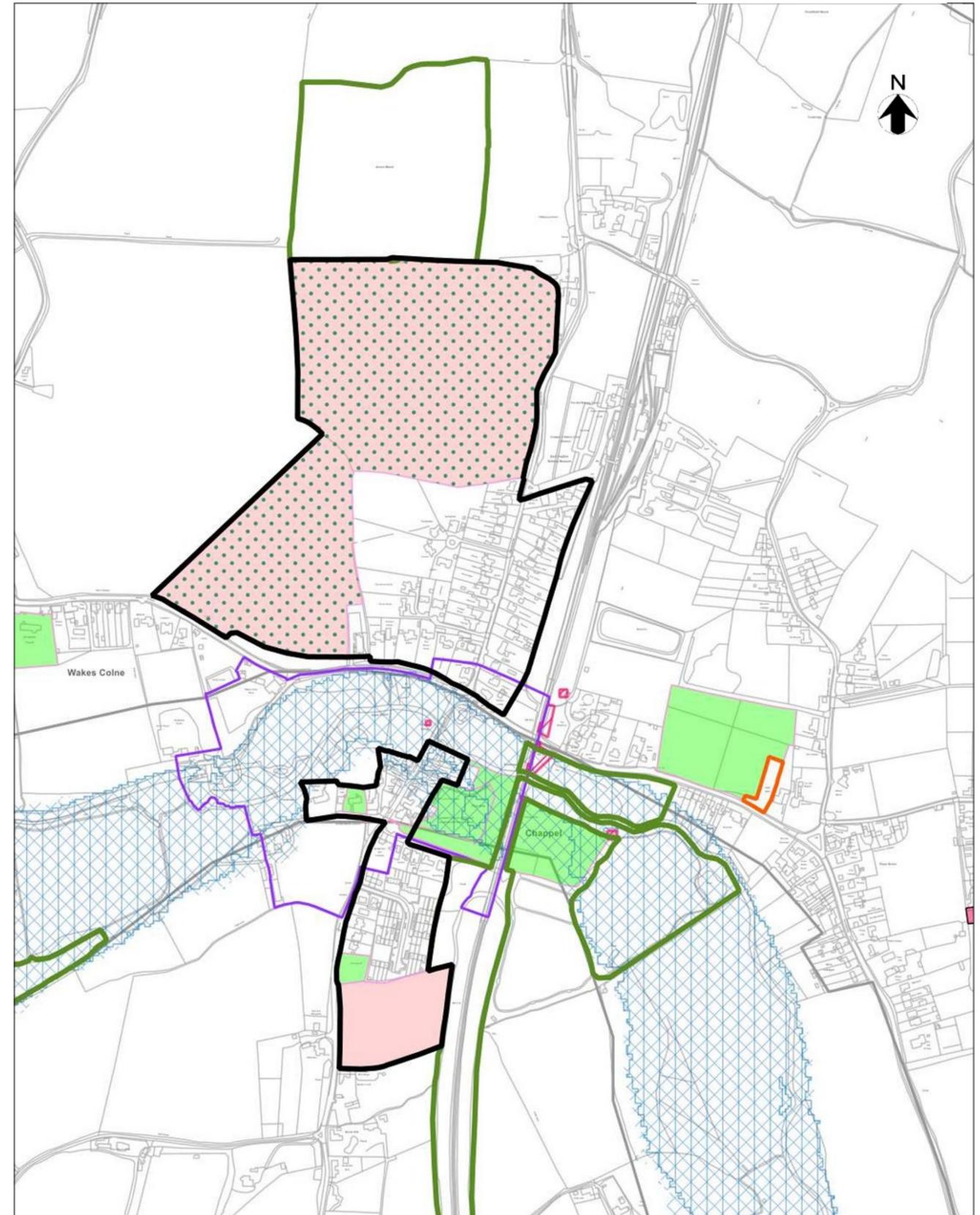
To the south of the southern parcel is the A1124 which links Colchester to the south east with Halstead in the north west. In general the whole of the allocated land falls from the north to the south.

# 3 THE DRAFT LOCAL PLAN

# West of Station Road, Wakes Colne

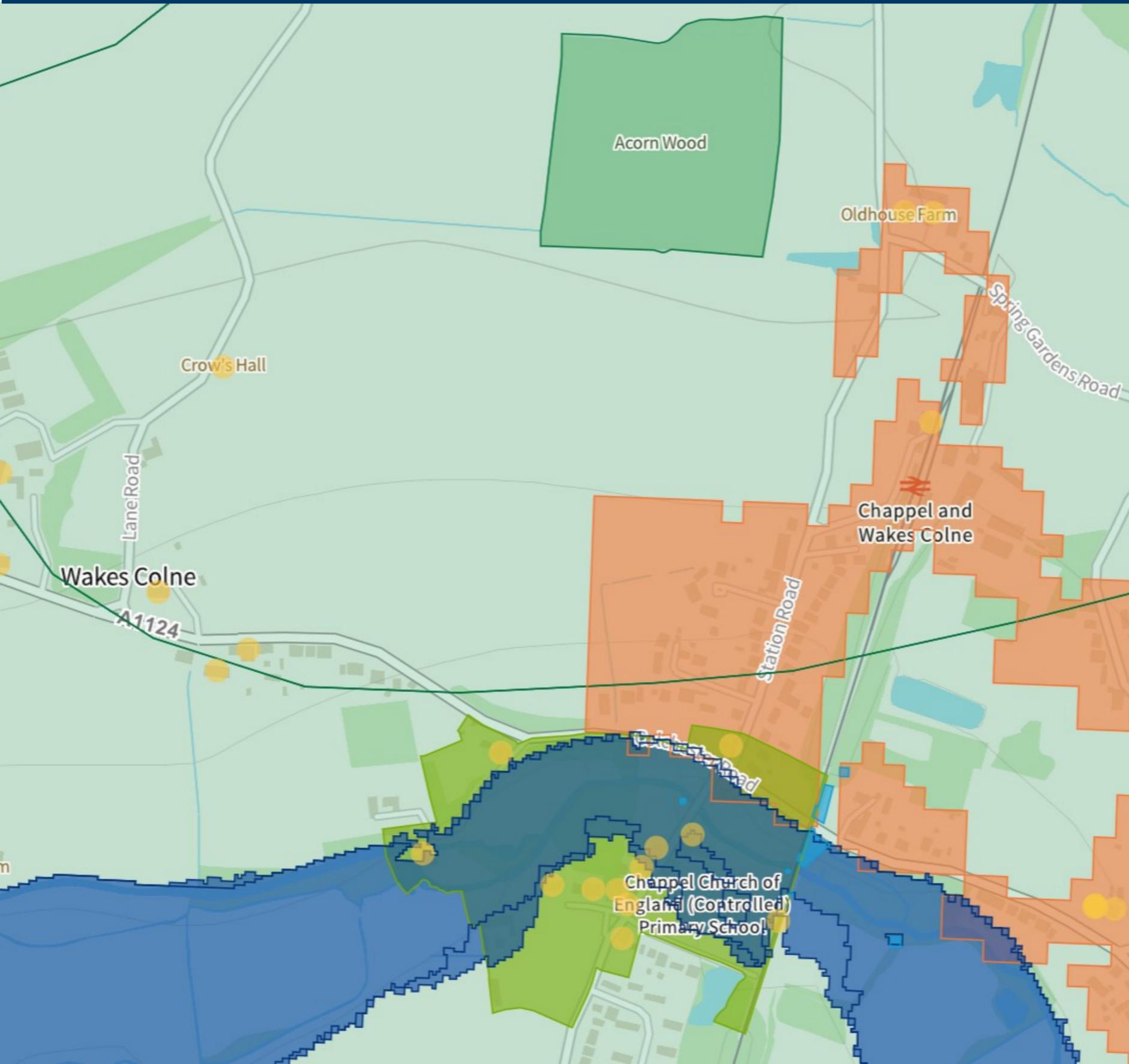
The draft Colchester Local Plan proposes that development will be supported on land within the area identified on the policies map (adjacent) which provides:

- . *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.*



# 4 PLANNING CONSTRAINTS

# West of Station Road, Wakes Colne



Land to the south of the A1124 falls within flood zones 2 and 3, but the allocated site falls within flood zone 1, shown in blue on the plan adjacent.

There are no listed buildings within the site itself, but a number of grade 2 listed buildings fairly close, shown as yellow dots. The site is outside of the Chappel Conservation Area, shown in green.

The Chappel Viaduct Scheduled Monument is shown in light blue.

There are no areas of archaeological interest within or adjacent to the site.

Acorn Wood Ancient Woodland and Local Wildlife Site is shown in green. There are no Sites of Special Scientific Interest within the site or nearby.

The site contains no individual or groups of Preserved or Veteran Trees.

Although currently outside of the Wakes Colne defined settlement boundary, the site does not comprise Green Belt.

The land comprises Agricultural Land Classification grade 2.

# 5 PROPOSED DESIGN

# West of Station Road, Wakes Colne

The existing development of Wakes Colne/Chappel is consistent with a rural village with linear development along its main streets.

The vernacular buildings are typical of this part of Essex with undulating building lines, varied ridges and steep roof pitches.

A wide variety of materials are evident in these buildings and include mellow red brick, black or white weatherboard, pastel coloured render, thatch, slate, plain tiles and pantiles.

The drawings adjacent give an indication of the traditional architecture proposed for this site.

The vision is to reflect some of the vernacular buildings, materials and details found in the area so that the development is appropriate for its rural village setting.

As design work progresses the applicant will work closely with the Parish and City Councils to ensure the design of the new homes are of the highest quality, and meet appropriate sustainability and accessibility standards.



# 6 LAYOUT AND LAND USES

# West of Station Road, Wakes Colne



Housing overlooking the rural edges

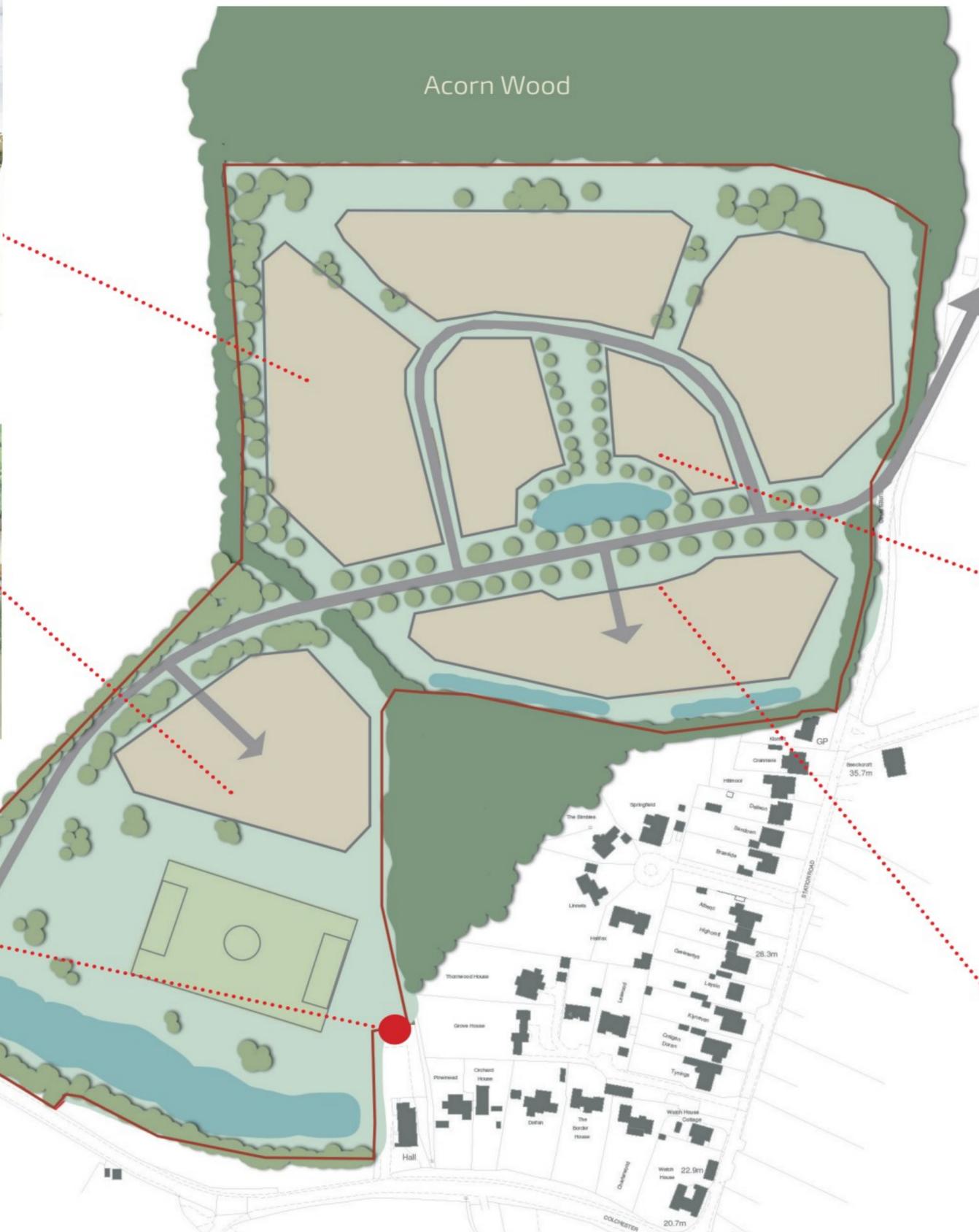


Housing overlooking the open space and playing field



Potential connection to the Village hall from the site- Exact location to be agreed.

Fig.4 Indicative Block Masterplan - showing potential land uses



Total Site area = 16.8 hectares

- Existing Vegetation
- Residential Area (7.86 ha)
- SuDS Feature/Pond (0.82 ha)
- Open Space (8.12 ha)
- Proposed Vegetation



Housing overlooking pond (SuDS feature)



Housing along the tree-lined avenue

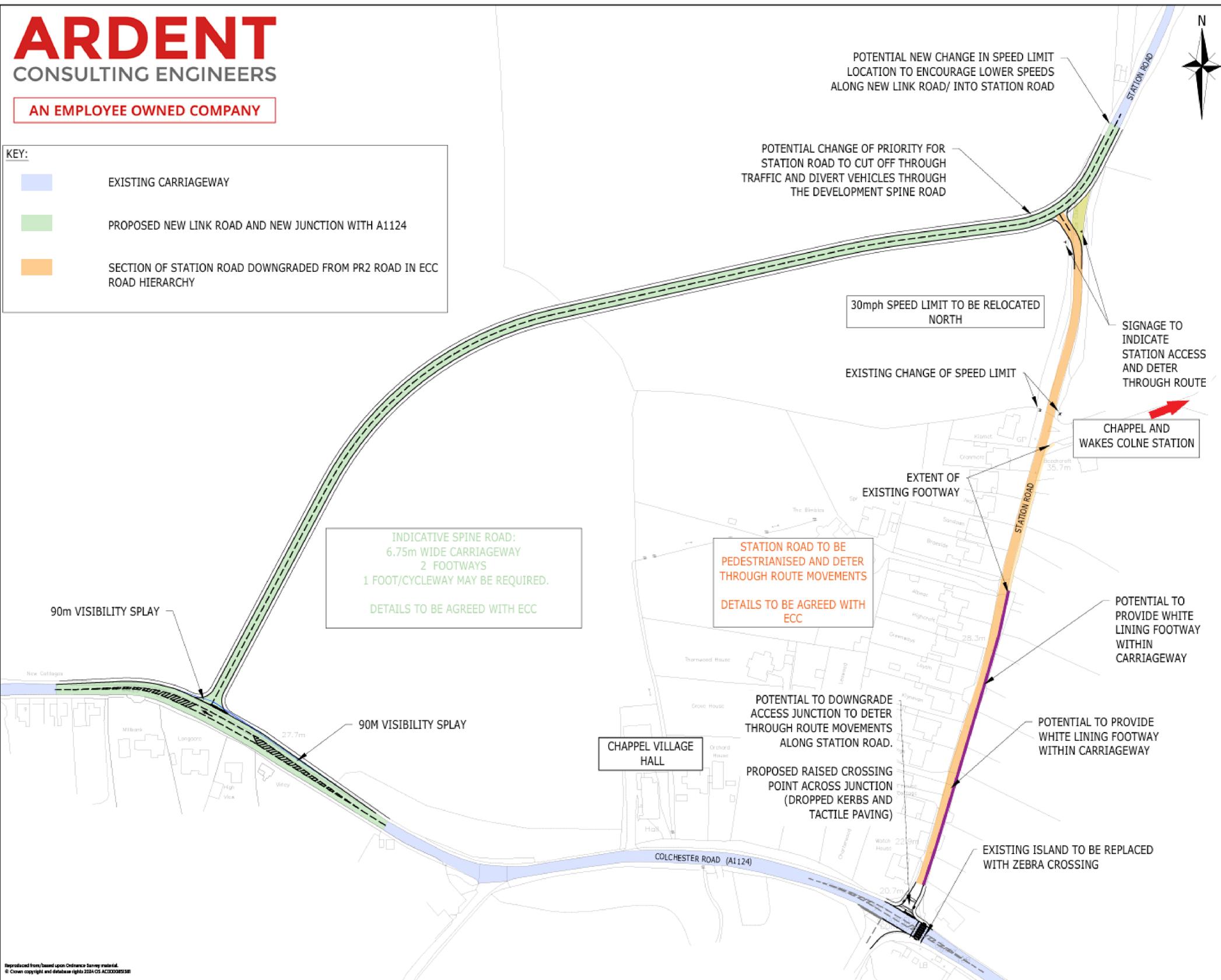
# 7 ACCESS AND BYPASS DETAILS

# West of Station Road, Wakes Colne

**ARDENT**  
CONSULTING ENGINEERS  
AN EMPLOYEE OWNED COMPANY

**KEY:**

- EXISTING CARRIAGEWAY
- PROPOSED NEW LINK ROAD AND NEW JUNCTION WITH A1124
- SECTION OF STATION ROAD DOWNGRADED FROM PR2 ROAD IN ECC ROAD HIERARCHY



To support delivery of the proposals, a new bypass of Station Road will be provided running through the site to connect to the A1124 Colchester Road at a new priority junction.

Station Road is currently a Priority 2 Road in the Essex County Council road hierarchy however it is of limited width and offers little to cater for pedestrians. The bypass proposals will therefore allow downgrading of Station Road in the Essex road hierarchy with the new bypass taking on the function of carrying through traffic.

The bypass will therefore facilitate:

- Pedestrian enhancements along Station Road and an upgraded crossing at the southern end of Station Road at the junction with the A1124
- Improved safety along Station Road with extension of the currently 30mph speed limit to the north to encourage lower vehicle speeds
- A new road built to modern standards to carry traffic currently using Station Road with suitable wayfinding signage

The preliminary design will be subject to refinement in consultation with Essex Highways.

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## 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.

# 9 THANK YOU

# West of Station Road, Wakes Colne

Thank you for taking the time to review this exhibition of our proposal for the development framework for the land west of Station Road in Wakes Colne, which is proposed to be allocated for residential development .

We hope that you have found these boards informative and helpful.

It is quick and simple to provide comments and all feedback will be considered before the scheme is progressed further.

If you would like to provide feedback, there are several ways to do this:

**Today:** The easiest way to provide feedback directly is to do so by completing our questionnaire located at this exhibition.

**Email:** We will accept feedback by emailing our team on [consultation@phase2planning.co.uk](mailto:consultation@phase2planning.co.uk)

**Online:** via our website <https://phase2planning.co.uk/Wakes-Colne>



**Post:** It is recommended that you use the other forms of communication however we will accept comments submitted by post. If you do submit your comment by post, you need to include your name and address. You can send your comments to: Phase 2 Planning, 270 Avenue West, Skyline 120, Great Notley, Braintree, Essex, CM77 7AA.

