

Land north of Boxted Straight Road, Boxted Cross



Welcome

Welcome to Bellway Strategic Land's public exhibition on emerging proposals for development on land north of Boxted Straight Road, Boxted Cross.



Our vision is to create a thoughtfully designed extension to the village of Boxted Cross, delivering a range of high-quality homes alongside attractive green open space, creating an inclusive, sustainable community that promotes connection through well-designed spaces, walkable streets and a mix of homes to meet local needs.

As our proposals evolve, Bellway Strategic Land will continue to engage and collaborate closely with local stakeholders, Colchester City Council and the wider community to ensure the scheme complements and enhances the character of Boxted Cross.

After viewing the materials on display, please fill in a feedback form and leave it with us or complete the form at home and return it using our Freepost address provided. If you have any questions or would like to discuss the proposals in further detail, please speak to a member of staff.

How to give your feedback



Fill in a feedback form



Scan the QR code and give your feedback using our online survey



www.landnorthofboxtedstraightroad.co.uk



Previously delivered homes



Contact us

info@landnorthofboxtedstraightroad.co.uk

0800 148 8911 (Freephone)

Monday - Friday, 9:00am - 5:00pm

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Bellway

STRATEGIC
LAND

For further information scan the QR code or visit
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About Bellway

Bellway Homes has been operating for over 75 years, and has grown from a small, family-owned firm to one of the most successful house builders in the UK.

We pride ourselves on delivering high quality new homes which meet the needs of all of our prospective buyers ranging from one-bedroom apartments to family homes. We want to develop homes that suits the needs of our customers in the environment in which they want to live.

We have also been awarded 5-star builder status by the Home Builders Federation for the ninth year running which is a prestigious award for exceptional quality housing, reflecting our unwavering dedication to building homes that meet the highest standards of excellence and satisfaction for our residents and prospective buyers.

We have a detailed knowledge and understanding of the local area thanks to our sites in Dunmow, Colchester, Cressing, Halstead and Witham.

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To find out further information about us, please visit our website:

www.bellwaystrategicland.co.uk

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About the site

Site location

The proposed site is located on the western edge of the village of Boxted Cross, approximately 5 miles north of Colchester and 24 miles northeast of Chelmsford. Its location offers convenient access to nearby towns and a range of local services, making it a sustainable and well-connected place for new homes.

Boxted Cross benefits from a variety of local facilities, including a playground at King George's Field, a village hall, Harper's Café, a primary school and pre-school. Additional services, such as convenience shops and community facilities, are available in Great Horkesley, located close by.

Straight Road provides a direct route into Colchester, offering access to a wide range of amenities including supermarkets, healthcare facilities and Colchester Hospital, as well as two railway stations, Colchester North, with regular services to London Liverpool Street (c. 45 minutes) and Norwich (c. 1 hour), and Colchester Town Station (c. 5 minutes).

Site context

Colchester City Council is currently reviewing its adopted Local Plan to ensure it meets future development needs and reflects updated national planning policy.

The proposed site in Boxted Cross is draft allocated in the emerging Colchester City Local Plan, identifying the site as a potential suitable future location for the delivery of new housing for circa 150 new homes.



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Proposals

Bellway Strategic Land's aspiration for the land north of Boxted Straight Road is to create a vibrant, sustainable community that blends seamlessly with the local area, by providing additional high-quality new homes alongside thoughtfully designed green spaces, including a play area, and walking routes for everyone to enjoy.



The development will deliver a number of key benefits including:



150 high-quality new homes, 30% which will be affordable.



Mix of homes ranging from 1 to 4-bedroom homes to meet local housing need.



This site is draft allocated for 150 homes in Colchester's emerging Local Plan highlighting the sites suitability for future housing.



Design proposals will reflect the village's mixed architectural character, in line with the Neighbourhood Plan.



Enhanced landscaping and biodiversity, where tree retention will be prioritised to boost ecology.



Promotion of walking and cycling through a proposed connection linking to existing Public Rights of Way.



Sustainable drainage principles will be utilised on site, improving the current on-site drainage.



A high design standard, bringing together traditional design, sustainable materials, and a sympathetic approach that reflects the character of Boxted Cross.



All homes will be heated by Air Source Heat Pumps rather than gas.



Providing at least 10% biodiversity net gain.



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New homes and affordability

Bellway is proposing to deliver up to 150 high-quality new homes to meet local housing needs and reflecting the site's proposed allocation in the Colchester Local Plan.

The proposed scheme encompasses a range of houses and low-rise apartments, 30% of which will be affordable. These homes will be a mix of affordable rent and shared ownership, which will enable more residents to get onto the housing ladder, including first-time buyers, families looking to upsize, or residents looking to downsize.

The proposals will provide a mixture of housing ranging from family housing to apartments ranging from 1 bedroom to 4 bedrooms in size. The majority of the new homes across the development will be 2 storeys, with occasional buildings of up to 2.5 storeys spread throughout the site.

A careful selection of local materials and traditional design features will ensure that the development complements the historic rural character of the village, conserving its distinctive sense of place while enhancing the overall community.

Previously delivered homes



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Access and connectivity

The proposed development will be accessed via one primary vehicular access point off Boxted Straight Road.

This access point will lead into a main spine road with smaller shared-surface lanes and private drives branching off, creating a clear hierarchy of streets while prioritising pedestrians and cyclists along the edges of the site.

The proposals are also designed to encourage walking and cycling, with a proposed connection to the surrounding countryside and Public Rights of Way, included as part of the plans, promoting active travel and promoting a healthier lifestyle.

Parking is thoughtfully positioned in private drives to minimise its visual impact on the main streets, maintaining a pleasant and welcoming environment.



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Landscaping

Open green space

The emerging proposals aim to create a place that feels connected to its landscape, with new public open spaces for everyone to enjoy.

These spaces will include a mix of formal areas and more natural, informal settings, opening up land that is currently inaccessible to the local community.

The design approach celebrates the site's existing landscape features, enhancing greenery and natural character while supporting local wildlife.

The development will also be designed to achieve at least a 10% biodiversity net gain on-site. This means creating more habitats and supporting more wildlife than currently exists, through measures such as species-rich planting, ecological enhancements, and extensive green buffers that help the new neighbourhood blend naturally with its surroundings.



Flood mitigation strategy

The proposals have been designed to effectively manage surface water.

The proposed surface water drainage strategy will use sustainable urban drainage systems (SuDS) to capture, control and release water generated on-site, mimicking the current natural drainage with infiltration back into the ground in accordance with the drainage hierarchy.

The system will be designed to manage severe weather that happens very rarely, such as a 1-in-100-year storm event and to account for climate change and potential urban creep on the development.

The proposed SuDS features will be designed to also promote biodiversity and provide amenity benefits through an attractively planted detention basin, which will include new rich planted habitats.



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Sustainability

We have carefully considered how to integrate both Colchester City Council and Bellway Home's sustainability objectives into this development to ensure a legacy for the future.

Our vision is to provide a sustainable development that:



Decreases the amount of embodied carbon needed upfront by using smart building materials and design techniques in constructing our homes.



Development of net zero ready homes meeting the emerging Future Homes Standard, due 2025, incorporating renewable energy such as air source heat pumps and solar panels.



Minimises the use of water meeting the building regulations higher water efficiency standard.



Promotes sustainable travel and transport through enabling the use of public transport, cycle storage and parking and Electric Vehicle (EV) charging points.



Adapts to future climate change scenarios by designing to mitigate overheating risk and incorporating sustainable drainage features such as SuDS.



Incorporating the principles of the circular economy to design and construction to minimise waste, promoting opportunities for reuse and recycling.



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Next steps

Thank you for attending our public consultation event to view the proposals for land north of Boxted Straight Road, Boxted Cross.

We appreciate you taking the time to visit and find out more about the site and for sharing your thoughts on the proposals.

Please now take a moment to fill out our feedback form and either hand it to a member of staff or leave it in the box provided.

Alternatively, you can complete the feedback form at home and return it via our Freepost address (see below). There is also an online version of the survey available via the dedicated project website (scan the QR code above).

We will consider all feedback provided during the consultation and will take on board comments wherever possible in evolving the proposals.

We're committed to making this consultation accessible to everyone. If you require the information in a larger print, easy-read, or alternative format, please let us know. Following this consultation event, a copy of the consultation materials will also be published on the dedicated project website.



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Timeline

Please see below the indicative timeline of the application process:

- Winter 2025**
Launch of consultation with residents and stakeholders
- Early Spring 2026**
Targeted submission of Outline Planning Application
- Autumn 2026**
Anticipated determination of Outline Planning Application

How to get in touch



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Freepost MEETING PLACE CONSULTATION
(no stamp required)



Visit our project website:
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