

Planning Policy Team,
Colchester City Council
Rowan House
33, Sheepen Road
COLCHESTER
CO3 3WG

1/1/2026

Dear Sirs

Re: Land North of Park Lane Langham

I wish to register my objection to the proposed 900 dwelling development north of Park Lane, Langham. Whilst I am not opposed to development, the size of this proposal is completely unsustainable. Langham has minimal existing facilities and infrastructure. As usual the proposal completely ignores infrastructure and local facilities,

The principal concern in Langham is water and sewerage. Several properties have suffered from flooding, mainly sewerage overflow, which left the occupants homeless for over a year whilst their properties were cleaned, dried out and refurbished. The proposal for 900 new homes includes reference to a private sewerage facility provided by the developer. Most new builds contract with Independent Water Networks Ltd, or similar organisations. However, the developers will be responsible for the installation and may well reduce specifications in order to maximise profits. In September 2017, Colchester Borough Council, Anglian Water and the Environment Agency signed a Joint Position Statement following the publication of the December 2016 Water Cycle Study. This report recommended that new housing growth needed to be phased in line with infrastructure improvements to ensure that Langham WRC could provide the increased capacity required. In practice, no such infrastructure improvements have been implemented over the 9 years since then, and as a result the 80 Langham homes included in the current Local Plan have stalled with only 23 of the homes being built so far. It is on record that AWS report that Langham sewerage network has the worst groundwater infiltration rates over the whole of the AWS area covering the East of England, with the only exceptions being 2 catchments in the low-lying Norfolk Broads.

Anglian Water have advised Colchester Planning Authority that all planning applications in Langham should be refused due to the lack of capacity. Whilst AWS can be criticised for lack of investment, it does not absolve Colchester City Council from making a reckless decision to ignore the above agreement

The proposal to use an independent water supplier such as the above-mentioned Independent Water Networks Ltd may well be the planning authorities scheme for washing their hands of their responsibility, but the problem is that in cases of heavy rainfall the excess will still be required to drain via the existing capacity, which is all reliant on Black

Brook that, currently is totally overloaded. Any private sewerage facility will need a very substantial area due to the high-water table and flat topography in the Langham area.

The recent development in Langham of 30 new builds required a storage capacity of 200 cubic meters with a total surface area of 377 square meters. Therefore, a development of 900 houses will require a minimum capacity of 6000 cubic meters and a surface area of at least 11,320 square meters. It is doubtful that a developer will use that amount of costly development land for this purpose. Colchester City Council must rigidly enforce any permissions regarding sewerage and drainage should any development be allowed. It is also doubtful if the Environment Agency will approve the proposed independent water treatment plant due to the local topography.

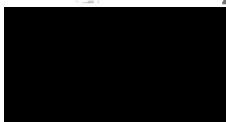
My further objections cover school and health facilities. The small existing village school – Langham Primary Academy – will not be able to cope with an influx of potentially several hundred new pupils. The existing headcount at Langham Primary Academy is 94, with a capacity of 112 places, so the proposed 900 new homes will dramatically exceed places in the local school. There is no provision of senior school education in Langham, which means all senior age pupils will have to travel to schools outside Langham.

There are no doctor surgeries in Langham, so people will have to travel to other locations, if they are accepted. The Ardleigh surgery will not accept anywhere near this number of new patients. This surgery currently has approximately 7,600 registered patients and could currently accept up to 100 more, so with approx. 3,500 new potential patients, there are obvious problems. The NHS is now beginning to object to large new developments in various parts of the country, as local facilities are already operating at maximum capacity.

900 homes will very likely generate at least 1800 additional vehicles. Colchester City Council have made no provision whatsoever for this extra traffic burden. Most of the residents of the proposed new development will need to travel to work, and the obvious destinations are Colchester Business Park, and the main railway station. This will generate substantial emissions which run counter to Colchester City Council's net zero policy. Traffic heading to the Business Park will have to navigate the one-way system on the bridge over the A12, which was damaged 5 years ago and has not been repaired as yet – an indication of the woeful state of governance in this country. There is no provision whatsoever for improved road capacity, and inevitably this development will simply grind the whole area to a halt, especially as it will likely coincide with the major works required for the Norwich to Tilbury transmission line which crosses under the A12 very close to this development.

If ever there was a mismatched proposal, this must be a leading candidate, and I urge the council to abandon, or at least, significantly reduce the size of this development

Yours faithfully

A black rectangular box redacting the signature of David Eaton.

David Eaton

Floods 'caused' by developers

Questions over impact of new housing

Some of Norfolk's worst flash flooding in recent years was caused by builders on a housing development blocking a stream, officials have concluded.

A Norfolk County Council report found that the 2023 Attleborough floods, which damaged more than 100 homes, in part resulted from workers building a temporary road across the waterway.

The newly-published document said the structure - providing access to the 165-home Gables housing development on the edge of the

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town - did not have planning permission.

It was built across the Besthorpe Stream, meaning that when Attleborough suffered a period of extreme rainfall during Storm Babet, in October 2023, the watercourse backed up and floodwater spread throughout the surrounding streets.

In total, around 130 homes were

flooded, with some residents forced to move out of their homes for up to a year while the properties were renovated. One couple, Barry, right, and Ruth Harber, were left facing a £250,000 repair bill.

George Freeman, inset MP for the town, said it raised serious questions about the role new housing developments were playing in flash flooding.

**Full story:
Pages 14-15**



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