

PP9 NORTH-EAST COLCHESTER
SITE ID'S: 10616, 10616A, 10616B
Annette Butterworth

I strongly object to the inclusion of these sites in the proposed local plan for the following reasons:

1. This land is outside the settlement boundary for Colchester Urban Area. The land is countryside and farmland. Its inclusion contradicts the National Planning Framework. There are brownfield sites that should be included instead. Site ID's 10946, 10947, 10963, 10973, 10975, 11008. All these sites have been left out of the proposed plan. Why?
2. It is farmland and the one of government's stated priorities is food security. This is farmland that is graded Grade 2 and 3 and not graded Grade 3b as stated in the SLAA. A bad mistake. This is valuable agricultural land.
3. If this land was allowed to be developed, there would be no gap between the Garden Community, causing coalescence and urban sprawl, contravening planning protocol. Infact the SLAA Stage 2 report identifies the site as a red risk for coalescence, 'a significant contribution to coalescence'.
4. This land is specifically recorded as a Special Landscape Area by Essex County Council. It was designated a Countryside Conservation Area by Colchester Borough Council. Salary Brook Valley was recorded as a 'high value' landscape and it recommended it should be designated as an Area of Landscape Conservation Importance. Nothing has changed. It should not be built on.
5. The land is beautiful and because of this, it is a huge amenity for hundreds of people, both local and from further afield who walk the many footpaths through the fields and the woods. I walk the area daily and as the seasons pass, the landscape changes and is a source of great serenity. The many mature trees are a constant affirmation of nature's beauty. There are many veteran trees and they and their contributions to the eco-system are irreplaceable. To hear the skylarks soaring over the fields is magical and this is enjoyed by all who walk here. It would be a tragedy for this to be lost for ever for future generations.
6. Having spent two hours just trying to exit the Stane Park development with its total lack of thought re the road layouts, I realised that this is exactly the scenario that would happen if this site were developed with 2,000 homes. There would be gridlock with hundreds more cars emptying onto Harwich Road. I have experienced bottlenecks at the roundabout at

the junction of Harwich Road and St John' Road already with the present state of infrastructure and been trapped in my road. Adding to this mayhem would be horrendous and unacceptable. This area's road infrastructure cannot take this proposed development, which will be exacerbated by the new Garden Community.

In conclusion, this allocation should be removed from the plan and the existing settlement boundary should be retained.