

INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on the Site located at land at Bakers Lane, Braiswick, Colchester.

The purpose of the public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Colchester Borough Council.

The Site

The Site is located on the western edge of Braiswick and lies immediately to the north of the Colchester to London railway line. Braiswick is contiguous with the wider Colchester urban area, with the centre of the town being located approximately 2.7km (1.68 miles) to the south east.

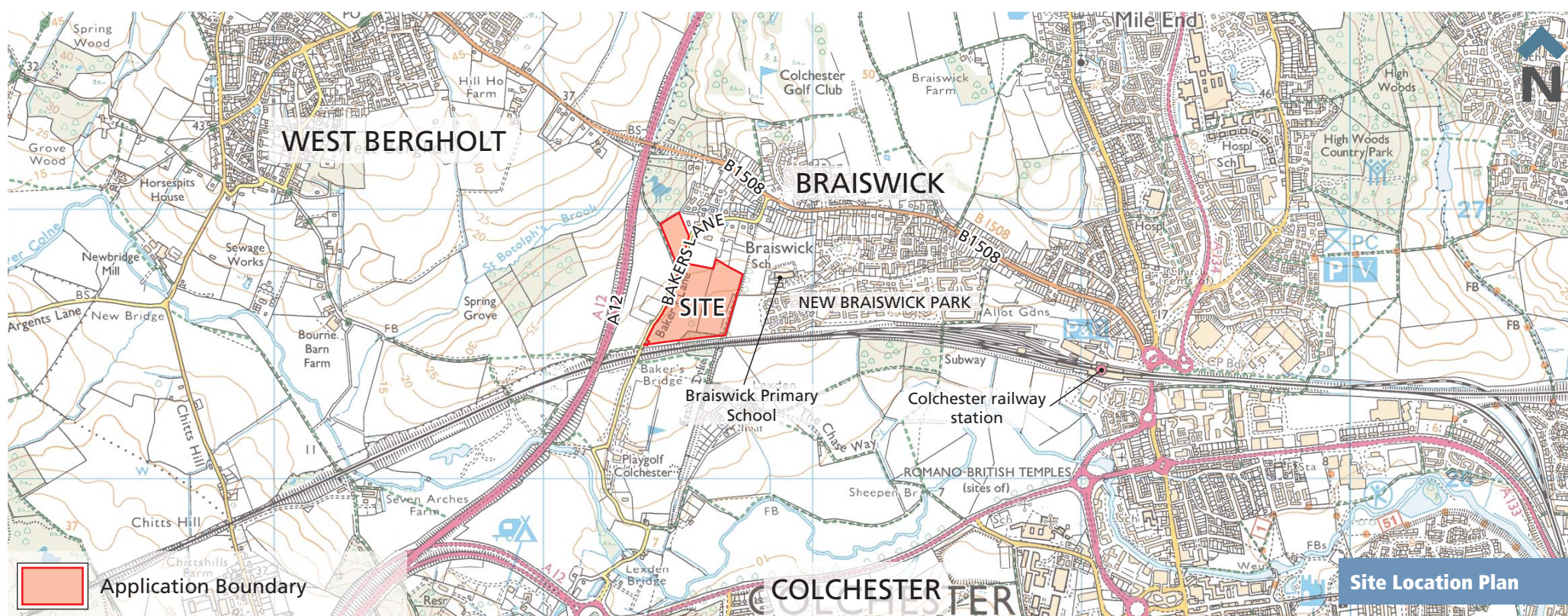
The Site is split into two distinct parcels which are separated by Bakers Lane. The eastern parcel of the Site (Parcel B) comprises two arable fields to the east of Bakers Lane. A central hedgerow lies between these two fields and thickens towards the south, becoming woodland within the southern part of the fields. The smaller parcel of land to the west of Bakers Lane (Parcel A) comprises part of a large garden of Ramparts Farm.

Along the eastern boundary of Parcel B is the Scheduled Monument known as Moat Farm Dyke, an Iron Age earthwork. Further east beyond Moat Farm Dyke is the modern residential development of New Braiswick Park.

The Application

Gladman Developments Ltd intends on submitting an outline application for up to 110 homes and an area of public open space to Colchester Borough Council. This application will establish the principles of development and determine the access arrangements. All other details would form part of subsequent detailed applications if outline planning approval is granted. The outline proposals currently indicate the following:

- Up to 110 new homes of varying sizes, types and tenures.
- Two vehicular access points off Bakers Lane (one to serve each parcel), and widening of the carriageway between the proposed access points.
- A large new area of public open space in the easternmost field of Parcel B to respect the setting of Moat Farm Dyke Scheduled Monument.
- New children's play area.
- The creation of recreational footways and pedestrian connections into the existing public right of way network.
- Sustainable drainage basin designed to provide habitats for wildlife.



The Need for Housing

Every Council is required by Government to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.

The Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing supply as required by National Policy.

A Sustainable Location

The Site is located in a sustainable location with convenient access to the public transport network. There are several bus stops located along Braiswick (B1508), which provide frequent services to Colchester town centre, Sudbury and West Bergholt. Colchester Railway Station (also known as Colchester North) is located within a 10 minute cycle distance from the Site. The railway station provides frequent services to London Liverpool Street, Norwich and Ipswich.

HISTORIC MAPS

The following historic maps show how the areas around the Site have grown over the past 134 years. The centre of Colchester lies to the south east of the Site and was established by the Romans, making Colchester the oldest recorded town in Britain.

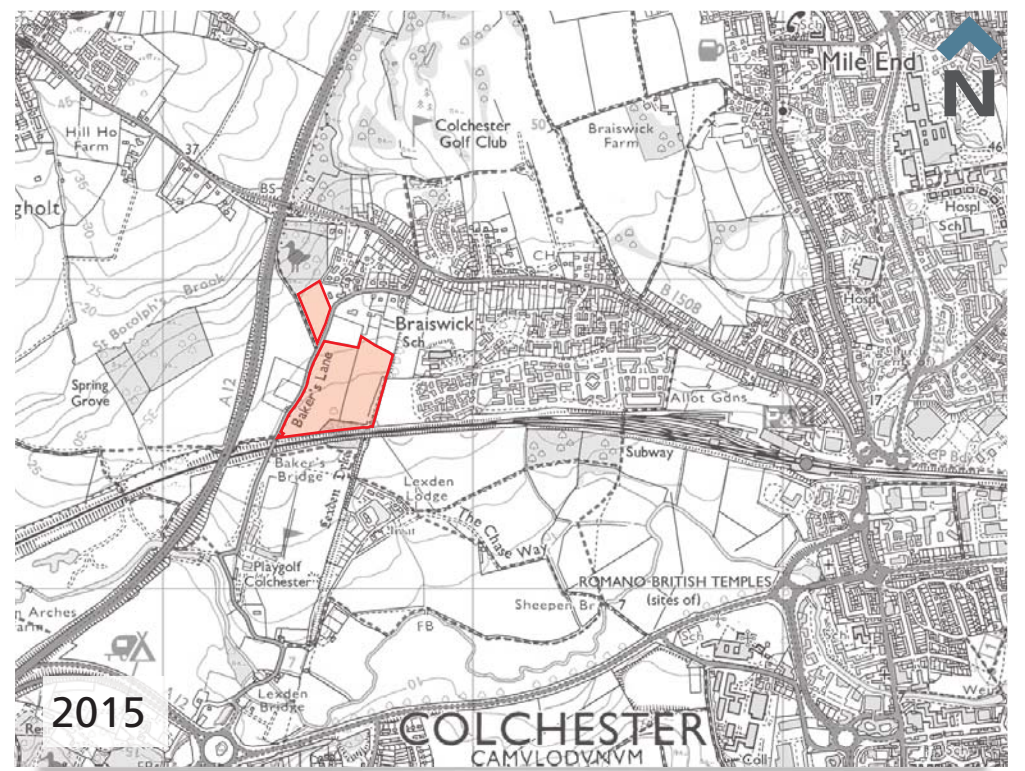
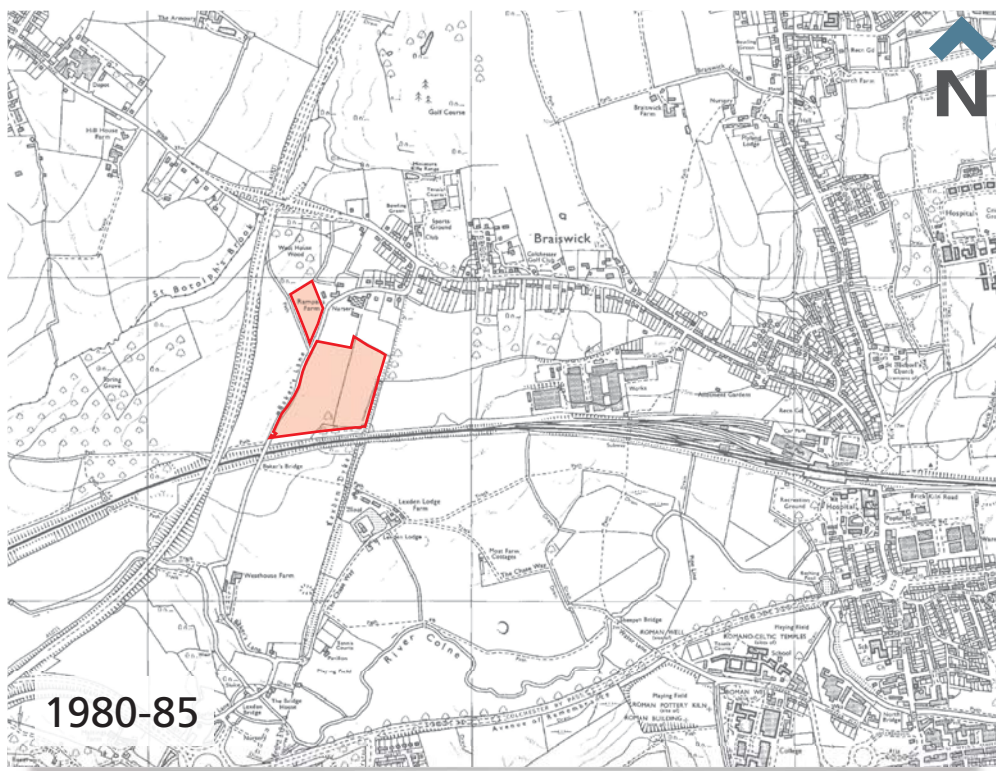
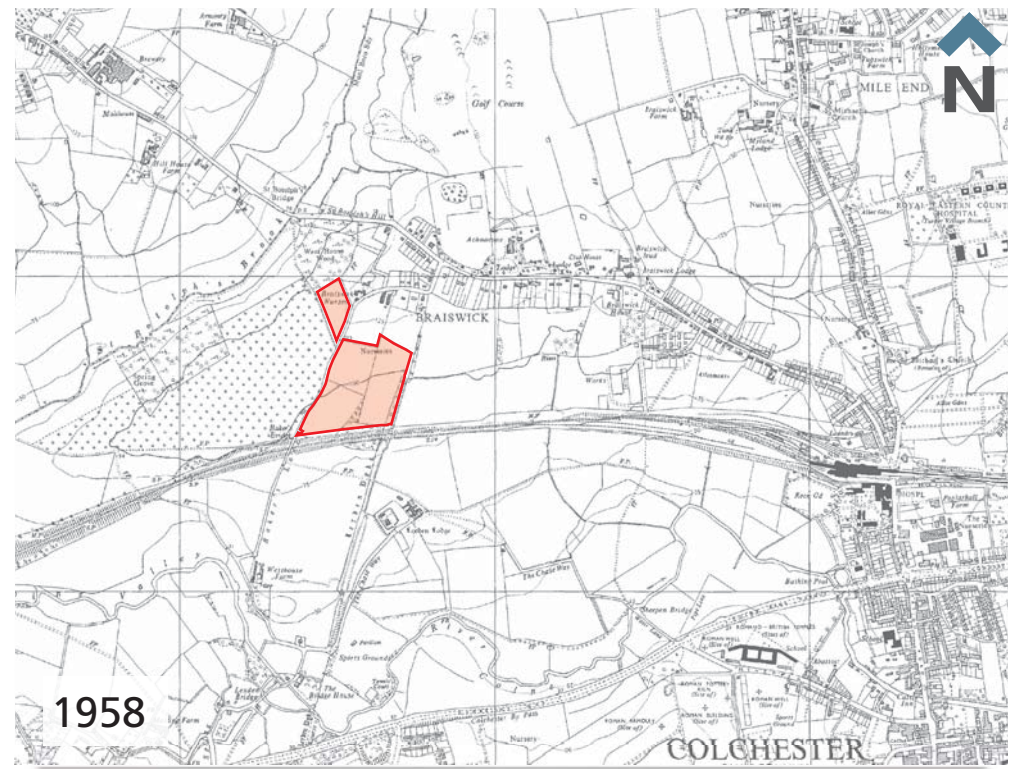
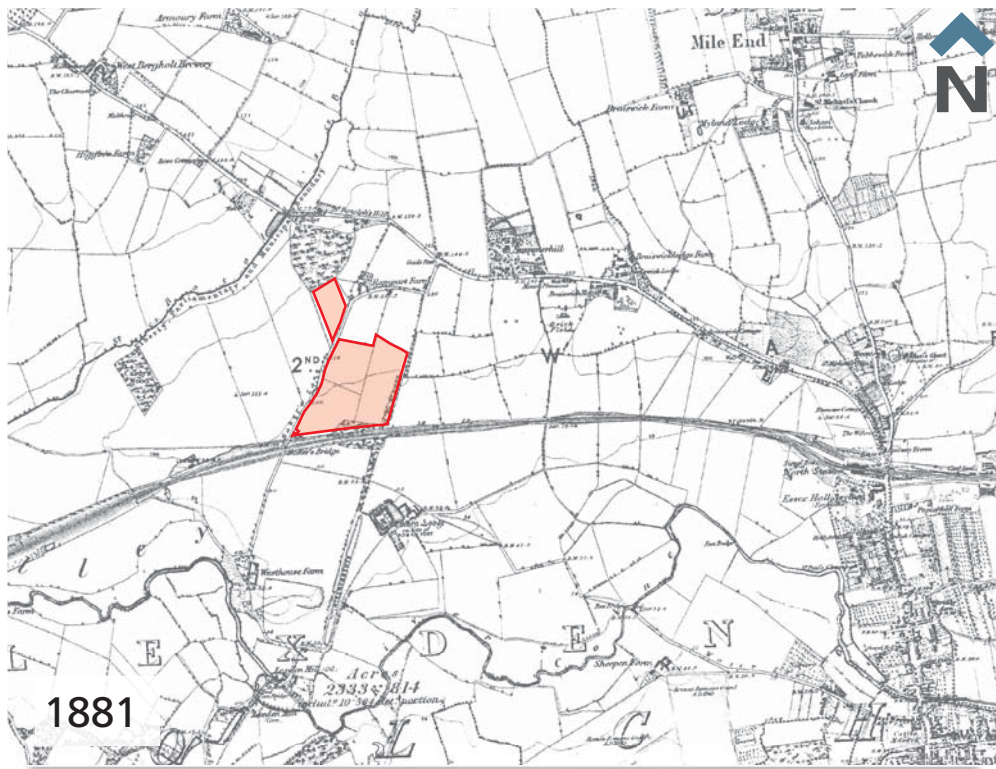
Until the 1900s the majority of development lay to the south of the railway line, but as the map dated 1881 shows, the settlement had started to spread northwards. The settlement of Braiswick consisted of a few isolated rural properties associated with agriculture prior to the turn of the 20th Century.

During the 1900s the area around the Site continued to grow, with development taking on a linear form extending from Colchester Railway Station along Braiswick/Bergholt Road (B1508) and Mile

End Road. The Woods of Colchester fan factory (now known as Flakt Woods) was based in Braiswick between 1937 to 2006. The former home for the factory can be seen on the 1958 and 1980-85 maps to the east of the Site.

The A12 was constructed in the 1980s and can be seen to the west of the Site on the 1980-85 map.

The modern day map shows how the settlement of Braiswick and its surrounding environment has grown significantly since the late 1800s. New Braiswick Park can be seen to the east of the Site, infilling the area between the B1508 and the railway line, on the former site of the Flakt Woods fan factory.



The Site comprises two arable fields located to the east of Bakers Lane (Parcel B), and a smaller area of grassland comprising a garden located diagonally opposite on the western side of Bakers Lane (Parcel A).

Parcel A consists of a small, roughly rectangular parcel of land. To the north this parcel is bound by West House Wood, a Local Wildlife Site. A high hedgerow and small triangular piece of woodland lies along the Bakers Lane frontage, and an existing public footpath lies adjacent to the western boundary of this field.

Parcel B consists of two arable fields which are typically bound by hedgerows and scattered hedgerow trees. A tree belt extends along the southern boundaries of these two fields, beyond which lies the Colchester to London railway line. The Moat Farm Dyke Scheduled Monument runs along the length of the eastern boundary. Lexden Dyke Local Wildlife Site lies within the south eastern part of the Site and extends partway along Moat Farm Dyke within the Site.



Map showing Site boundary and photo locations



View south from the northernmost edge of Parcel A

Tree belt associated with Moat Farm Dyke



View south east looking towards the existing tree belt that runs along Moat Farm Dyke in Parcel B

Bakers Lane



View north west from the centre of the southern boundary of Parcel B

04 EXISTING LOCAL CHARACTER

VISUAL ENVIRONMENT

The topography of the surrounding landscape is characterised by gentle undulation. The highest part of the Site is located within the eastern area of Parcel A. From this high point the land falls gradually to the north west and the south. Views of the Site are limited by the existing vegetation along the field boundaries, the vegetation associated with the railway and Moat Farm Dyke combined with the gentle undulation of the topography of the local area.

The Site is partially visible from the immediate area, both from public vantage points and from some residential properties. There are some partial filtered middle distance views of the highest ground within the smaller parcel to the west of Bakers Lane, however, the remainder of the Site is screened by intervening vegetation and due to the falling landform.



Map showing Site boundary and photo locations

Ramparts Farm



View north from within Parcel A

Central hedgerow



View south east from the north western corner of Parcel B

LOCAL BUILDING STYLES

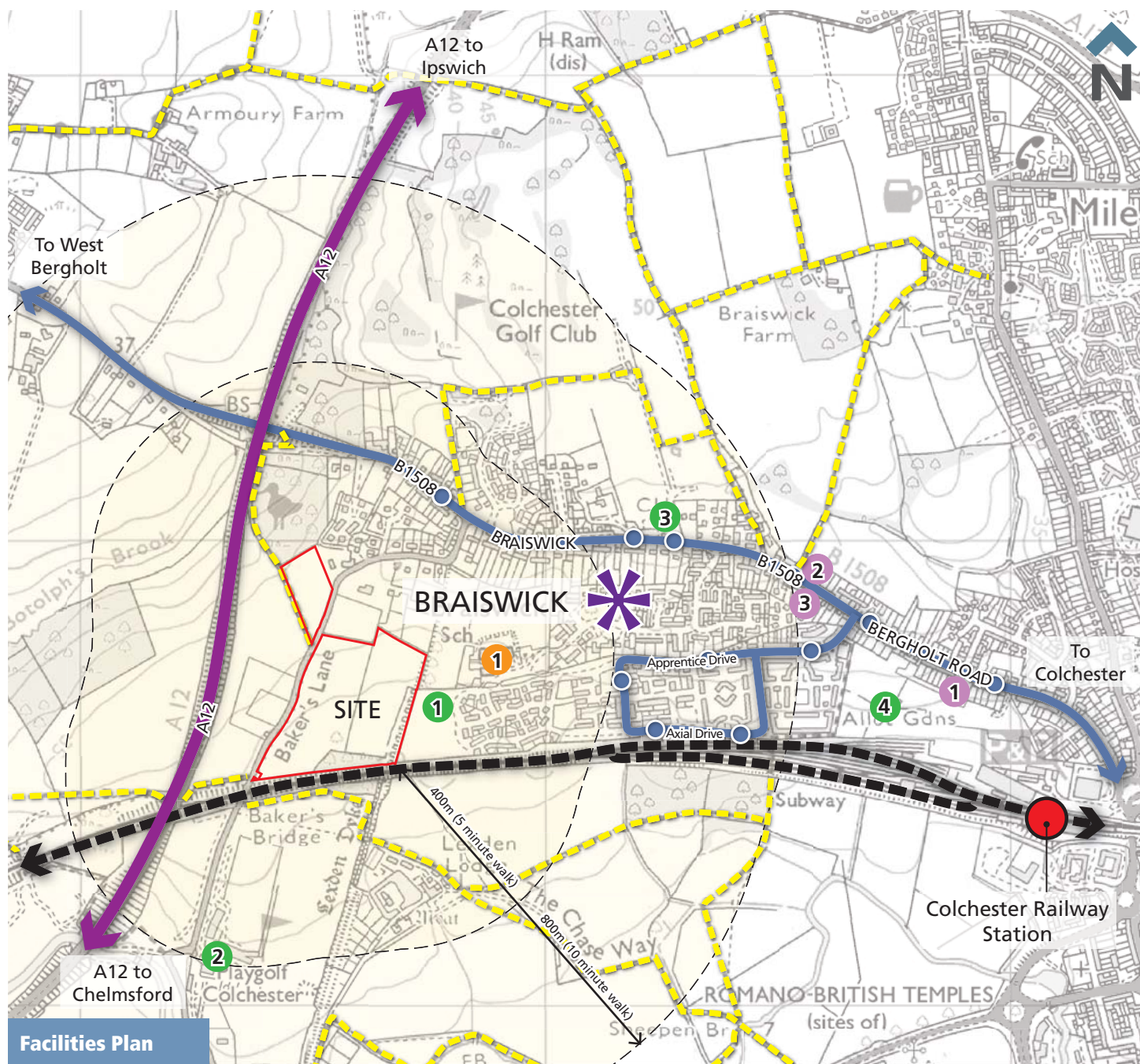
There are a range of building details and materials within the surrounding areas, which vary depending on their age of construction. Older Victorian properties are constructed of red brick and tile or slate roofs. Mid-20th Century properties are brick built and many have cement rendering and pebbledash finishes. The majority of the roofs on these properties are red tile. The more modern developments in the area are constructed in brick with red and grey tile roofs with some decorative detailing on either the walls or roof line.



LOCAL FACILITIES

The Site is located within a well connected area of Colchester. A regular bus service operates along Braiswick (B1508) with a number of bus stops located within convenient reach of the Site. These bus services provide access to facilities and services in Colchester town centre and West Bergholt. Colchester Railway Station is located approximately 1.60km (0.99 miles) from the Site and provides frequent rail services to London Liverpool Street, Norwich and Ipswich.

To the east of the Site lies the recently completed New Braiswick Park development. A large area of open space associated with New Braiswick Park lies immediately to the east of the Site, with Braiswick Primary School, which was built as part of the new development, located north of the open space adjacent to the Site.



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| Site Boundary | Colchester Golf Club |
| Main vehicular routes | Bergholt Road Allotments |
| Existing bus route and bus stops | Braiswick Primary School |
| Existing public footpath | Petrol filling station & shop |
| Existing rail line | Hairdressers |
| Existing children's play area | Dentist |
| Playgolf Colchester | Colchester Railway Station |



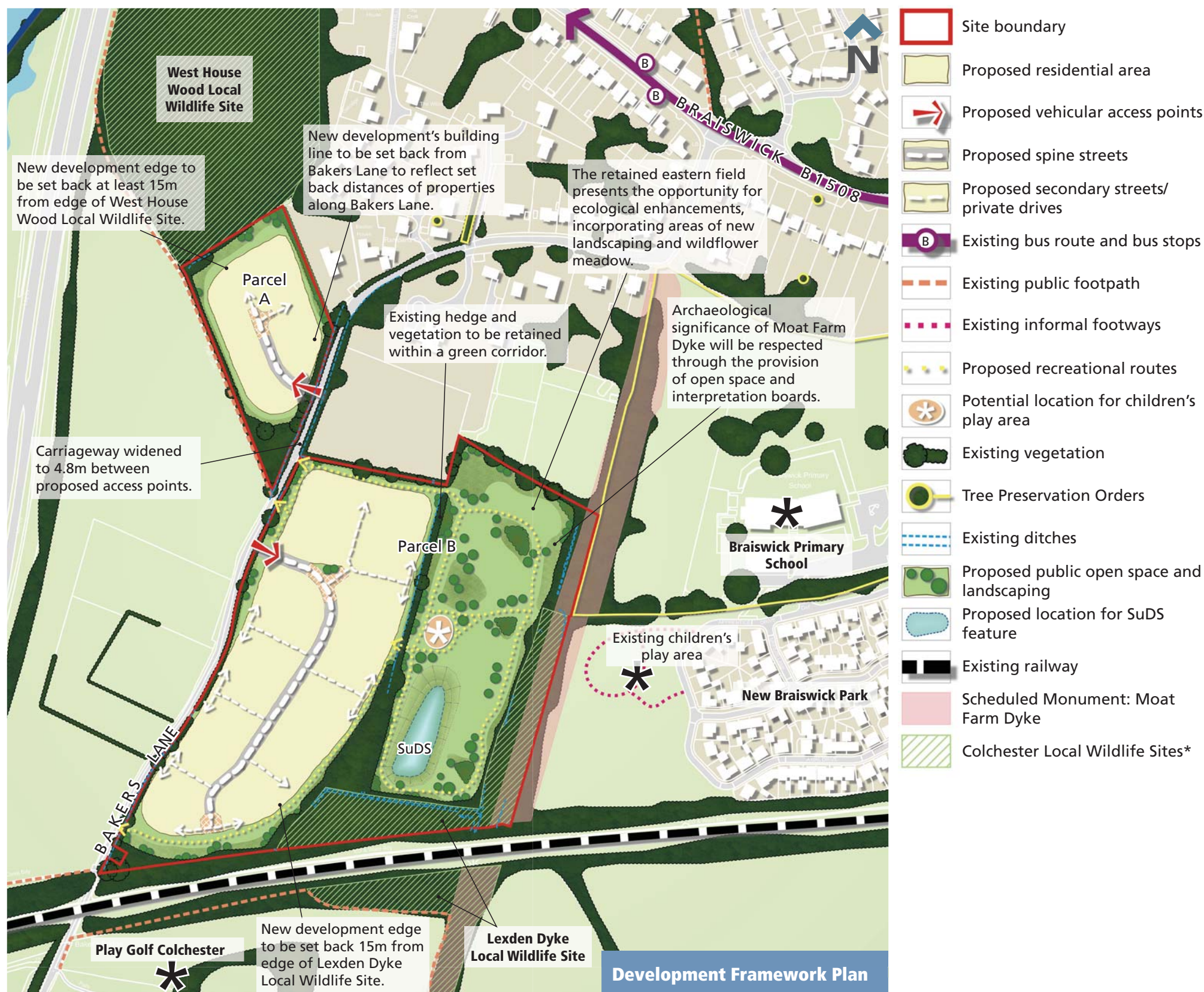
KEY CONSIDERATIONS

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development, and have been used to inform the preparation of the Development Framework Plan.

The opportunity exists for the proposed residential development to form an extension of the settlement edge of Braiswick, by following the pattern of recent development, with new homes positioned to the western areas of the Site. This will allow the easternmost field to be used as public open space, providing a sensitive and respectful transition between the new development and the adjacent Moat Farm Dyke Scheduled Monument. The archaeological significance of the Moat Farm Dyke will also be reinforced through the provision of interpretation boards.



(*Source: Colchester Borough Council's adopted Local Plan 2001-2021 - Proposals Map)



The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. The outline proposals provide for a development of up to 110 new homes including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for the Site. The principles are as follows:

- The new homes will consist of a mix of detached, semi-detached and terraced homes. The majority of homes will be 2 storeys in height, although it is considered that some 2½ storey dwellings could be accommodated to provide interest to the development's roofscape.
- The development will be set within an attractive landscape setting created by the framework of existing vegetation and proposed landscaping. The eastern field is to remain free from development and used as public open space to respect the Moat Farm Dyke Scheduled Monument. The new development also provides the opportunity to address the declining condition of the Scheduled Monument with a management plan and ongoing management provision.
- A new equipped children's play area will be provided within the proposed open space. The new public open space will include areas for informal recreation, such as walking and picnicking.
- The new development will integrate into the existing public right of way network by providing recreational routes which link to the existing public footpaths in the area.
- Development will be set back at least 15m from the Local Wildlife Sites located to the north of the Site and within the southern parts of the Site.
- Two points of vehicular access to the development will be from Bakers Lane. The carrageway between the two access points will need to be widened to 4.8m.
- A new Sustainable Drainage System (SuDS) feature will be provided within the southern area of the eastern field. This will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions. The SuDS feature will be designed to maximise its wildlife value and create an attractive new landscape feature.

YOUR VIEWS

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Colchester Borough Council, who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

How do I comment?

Comments can be sent via:

www.your-views.co.uk/Braiswick

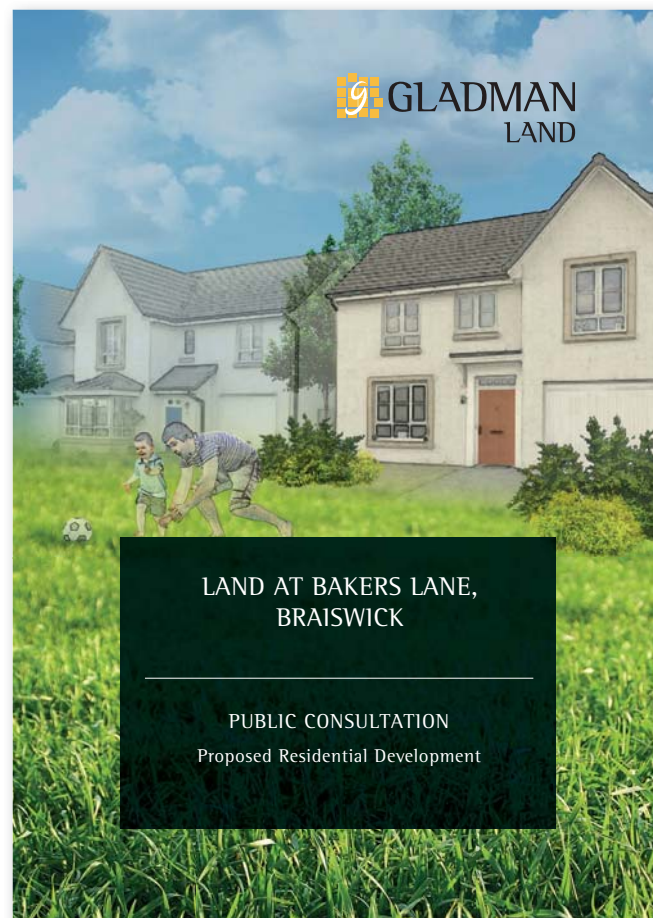
You can respond by email:

comments@your-views.co.uk

(Using Braiswick as the subject line)

Or by post:

Your Views - Braiswick
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.