



Langham Moor

Langham Community Centre

Langham Oaks School

Langham Primary School

# Land off School Road, Langham

## Residential Development Proposal

Community Consultation Document

January 2021



**BRAMLEY**  
Community at its core



# INTRODUCTION

Williamson Developments Ltd is promoting in principle a residential proposal for 30 houses on the site at School Road, Langham.

This document provides some background to the proposed submission of an outline planning application to be submitted to Colchester Borough Council, and covers the planning background; description of the proposal, and lists the initial studies prepared to support the proposal. Finally, it includes some questions, what happens next and how to make comments on the proposals.

## What is an outline planning application?

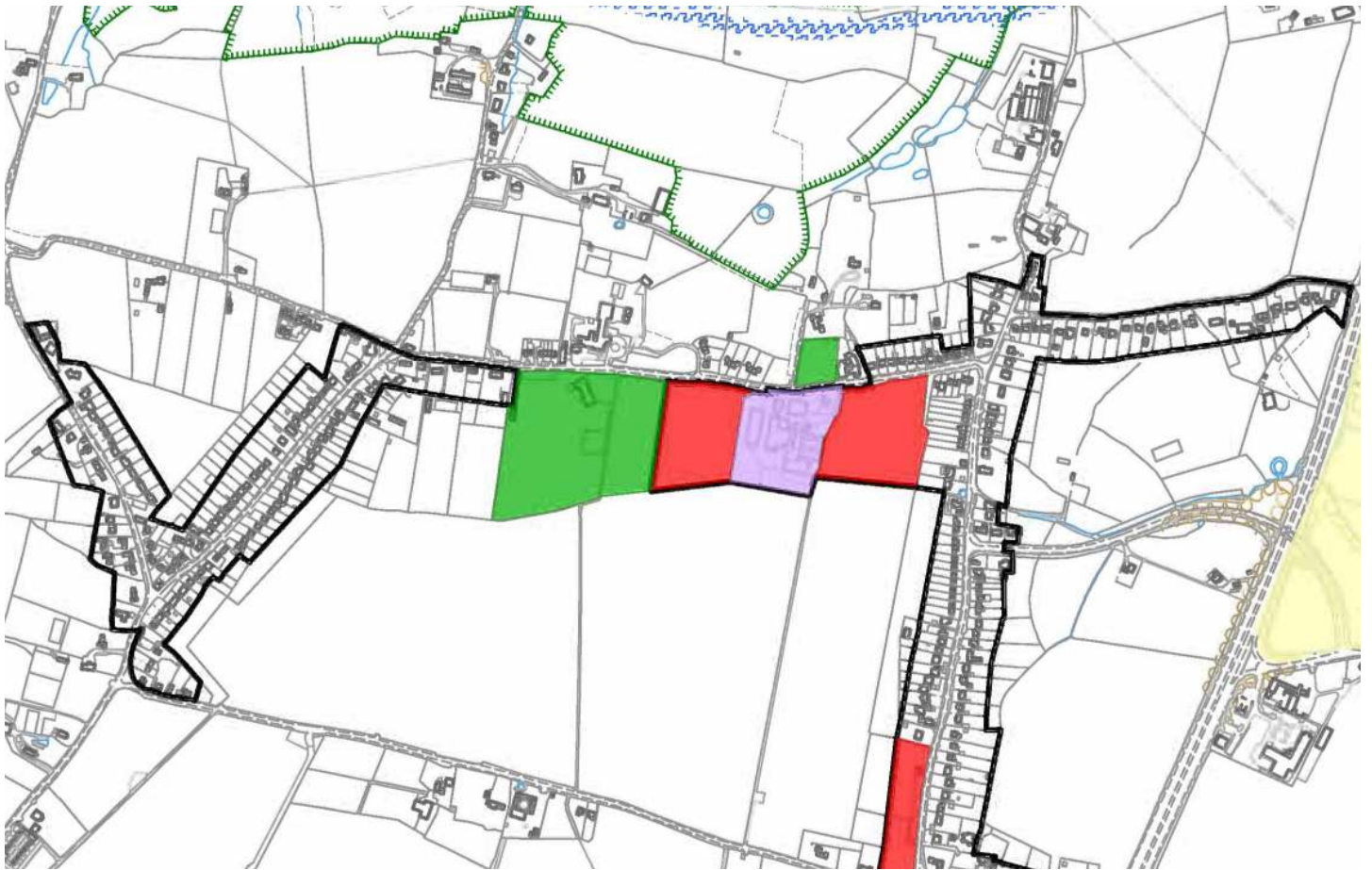
An outline planning application seeks to secure permission for the principle of developing a site, prior to working up details for a later full planning application. This provides comfort to the applicant before committing to undertake detailed studies.



## PLANNING HISTORY AND LOCAL PLAN

The 3.26 hectare site (including a recreational area) has been allocated for residential development in the Colchester Borough Council's emerging Local Plan. The site is referred in the Local Plan under policy reference SS9. Work on the emerging Local Plan started in 2014. The process has involved a number of public consultations. The Local Plan was submitted for examination in June 2017 and following "bumpy ride" the Local Plan has been resubmitted. The Local Plan may be adopted during 2021.

13 sites were initially brought forward for Langham, for over 600 houses. The now published Local Plan reduced this to 80 houses. In an earlier round (2016) the Council proposed 60 houses for the School Road site - but this is reduced to 30 houses.



*“At the scale allocated this site offers a sensible extension of the Langham settlement boundary and is adjacent to the existing boundary. In terms of sustainability the sites are very close to an employment site and primary school. They are also within close distance of open space, a play area and a bus stop ensuring a more sustainable location than reasonable alternatives in the area”*

(Colchester Borough Council - Council report, 2007).

# DEVELOPMENT PROPOSAL

The proposal fully conforms to the requirements of the Local Plan allocation policy (SS9) by including 30 houses, and proposing an extension to the recreation area lying between the Community Centre and the proposed housing development.

Features of the outline proposal include;

- 30 houses that are notionally distributed as follows; 6 x 2 bedroom units, 10 x 3 bedroom units, 12 x 4 bedroom units and 2 x 5 bedroom units,
- Potential to provide affordable housing,
- Access taken from west of the Powerplus industrial site,
- The provision of green shared open spaces within the housing layout,
- Private amenity space provided in accordance with Policy guidelines,
- Integrating the layout with a natural habitat recreational area,
- Providing a comprehensive landscaping scheme merging the development area with the recreational area,
- Providing parking spaces that satisfy the requirements of Essex County Council as Highways Authority.

The following documents support the submitted proposal:

- Tree Survey Report
- Landscape Statement
- Preliminary Ecology Appraisal
- Site Specific Flood Risk Assessment
- Infiltration Assessment
- Highway and Transport Appraisal





# QUESTIONNAIRE

We would welcome your responses to the questions below, which may influence ideas in a later full planning application;

1. What do you think about the housing layout?
2. Is the housing mix listed on page 4 of this briefing about right?
3. A play area is included in the housing layout – is it a good idea, if so, for what age group?
4. The scheme features a natural habitat park for the recreational area. What do you think of this concept?
5. The proposal is supported by a landscape scheme. Do you have any thoughts on the proposal, either within or perhaps on the edges, of the housing layout?
6. Access is shown near the Whitnell Plant Hire site (Powerplus industrial site) to the east. Have you any comments about this?
7. Do you have any other thoughts or comments regarding the proposal?

There is a separate return questionnaire form, and your responses would be useful in taking forward the proposal in working up a detailed scheme. But feel free to add any other points you may wish to raise. Questionnaires should be returned by 29 January 2021. It can be returned by using one of the following options:

- Using the dedicated post box at the Langham Community Shop in School Road (available during shop opening hours),
- Online by visiting - <https://www.surveymonkey.co.uk/r/BRAMLEY2021>
- By email to [bramleyslang30@gmail.com](mailto:bramleyslang30@gmail.com)

Please note, only reply once per household. We would appreciate your street address being included within the questionnaire response. All responses will be held in confidence. Thank you for your participation

## WHAT HAPPENS NEXT?

1. The comments received by post and from the exhibition will be summarised in a report to the Council to accompany the outline planning application.
2. The outline planning application will be submitted to the Council in the near future (we do not have a date yet.)
3. We will submit the layout plan and reports mentioned in this briefing.
4. Langham Parish Council will be notified.
5. The application will be listed on the Colchester Council's website.
6. There will be a 13 week period for determination by the Council (unless extensions are agreed by both parties.)
7. The Council will set the date by when public comments should be lodged.
8. Public and other consultee comments (i.e., Essex County Council) will be considered by the Council in coming to its decision.
9. The application will be accompanied by a Planning Statement and a summary review of the replies we receive in response to the above questions.
10. Members of the public will, of course, be able to directly submit comments to the Council on the outline planning application.
11. The contact email address is [bramleyslang30@gmail.com](mailto:bramleyslang30@gmail.com)

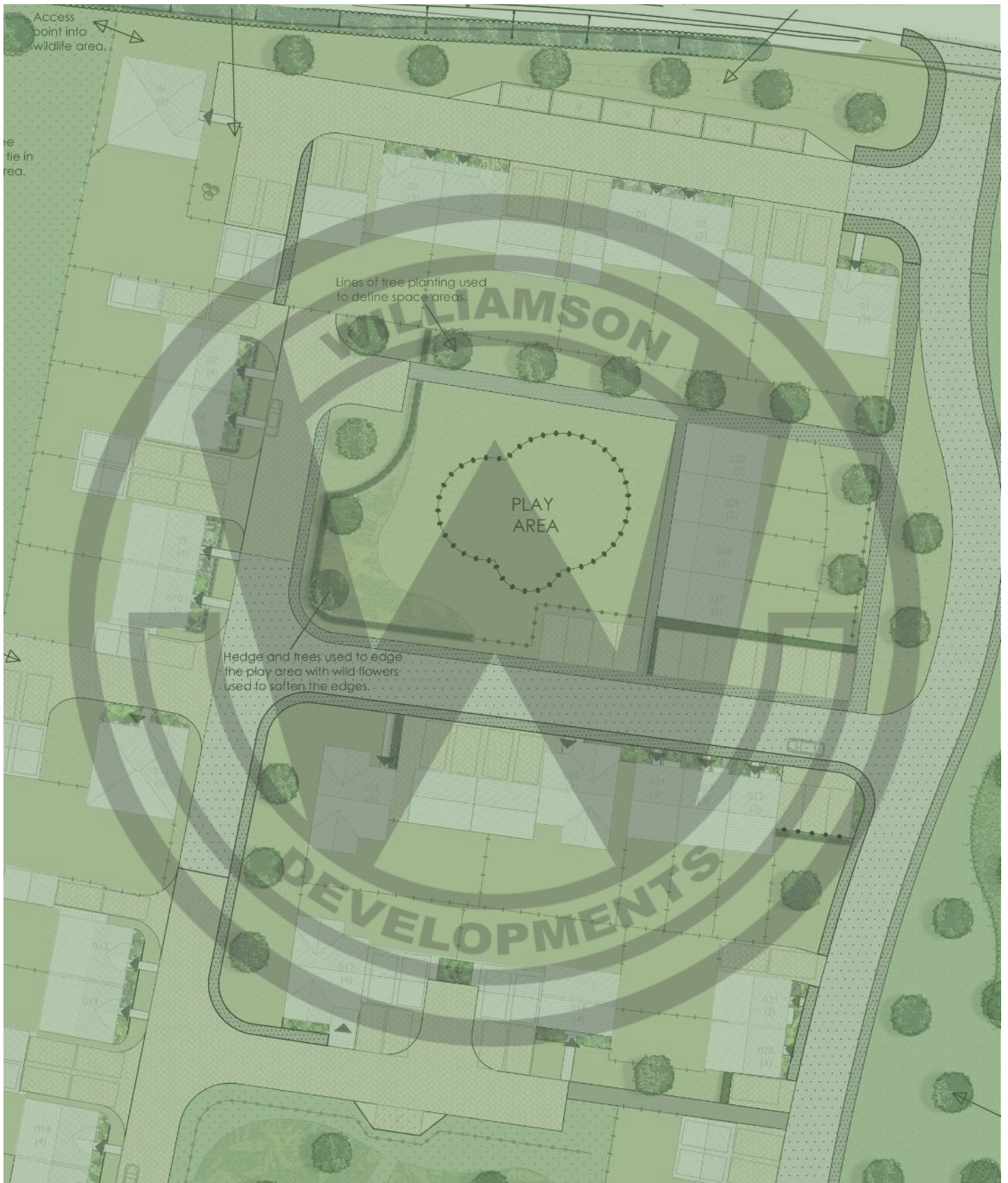
## CONSULTATION EVENT

Two drop-in events will be held at the Langham Community Centre, School Road, CO4 5PA where the same material in the brochure will be on display.

These are arranged for:

- Thursday 21 January - 19:00-21:00
- Saturday 23 January - 10:00-13:00

Trinity Planning will be available to try to answer any questions. Due to COVID19 restrictions, only 6 people will be allowed to be admitted at any one time. This may cause some inconvenience but is necessary in following the precautionary principle.



## About us

Williamson Developments Ltd is a local business, the four owners are third generation Williamson family members, whose grandfather started growing apples on the land at Langham nearly one hundred years ago. We are determined to ensure any new housing is well designed, sustainable, environmentally-friendly and most importantly suitable for the community. Williamson Developments will be responsible for developing out the proposed scheme.

