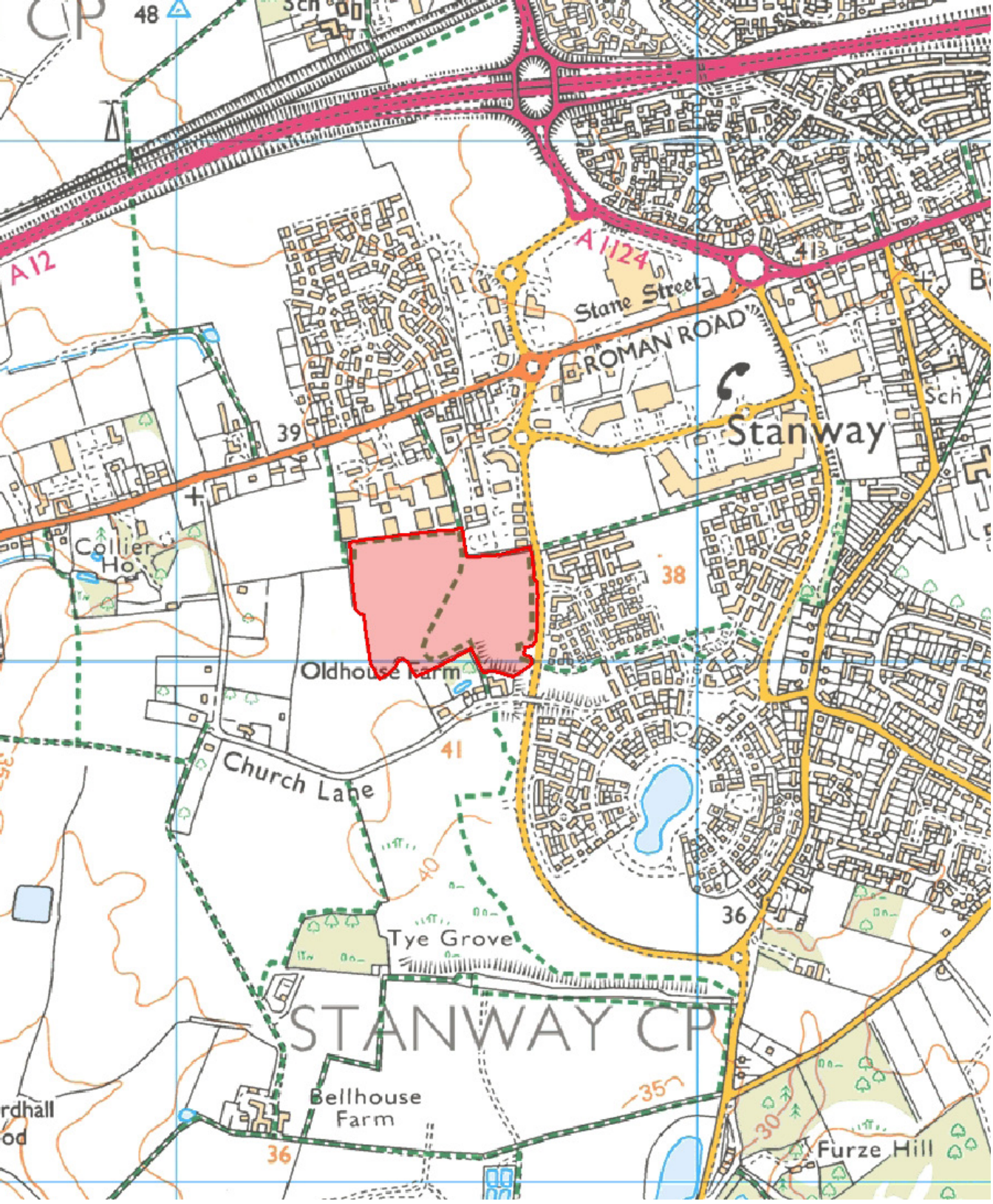


Land West of Lakelands

O&H



O&H are proposing a residential development on land to the west of Lakelands. Our proposals include the provision of up to 225 new dwellings, along with new amenity open space, to assist in meeting the area’s open market and affordable housing needs.

O&H acts as a master developer, delivering new, sustainable communities on predominantly brownfield land across the country. In collaboration with local councils, existing community groups and businesses, O&H work to obtain planning permission and provide upfront investment in the land to bring it to a suitable standard for development.

Examples include The Hamptons, Peterborough where over 6,000 homes and the equivalent number of jobs have been delivered over the last 20 years. O&H also acted as master developer obtaining planning permission and delivering the infrastructure for over 800 units at Stanway, including roads, landscaping, a primary school and the Country Park. The core principles that underpin everything we do - creating sustainable, community-led developments - still remain unchanged from its inception in 1998.

An outline application will be submitted shortly that will be determined alongside the adoption of the emerging Colchester Local Plan. If the application is approved, O&H would then seek to partner with a housebuilder to gain consent for the detailed design of the homes, with delivery currently anticipated to start from early 2023.

Colchester Local Plan

The eastern part of the Site has historically formed part of the wider Lakelands development, identified for employment use in both previous consents for the site and the Adopted Local Plan. However, despite marketing, the site has never come forward for employment use. The Council recognise that the Site could now play an important part in meeting the Borough’s housing needs and have proposed to

allocate the site for residential development in the emerging Colchester Local Plan (Part 2).

The recently published proposed modifications to the emerging Local Plan allow for up to 250 new homes at the site as well as contributions towards provision of new education facilities.

Site Context

The site is located at the western edge of Colchester, strongly influenced by:

Urban environment to the east and north

- The Lakelands development
- Westside Centre and Tollgate Business Park Employment Area
- Stanway Western Bypass

Rural environment to the south and west.

- Fields and trees belts separating the site from the historic core of Stanway, centred on St Albright’s Church and The Old School House.
- Stanway Country Park
- Old House Farm and associated cluster of buildings.

Application boundary

Main road connections

Public footpath

Key pedestrian/cycle path

Green link

Country park

Listed Building

Key views

Neighbourhood play area

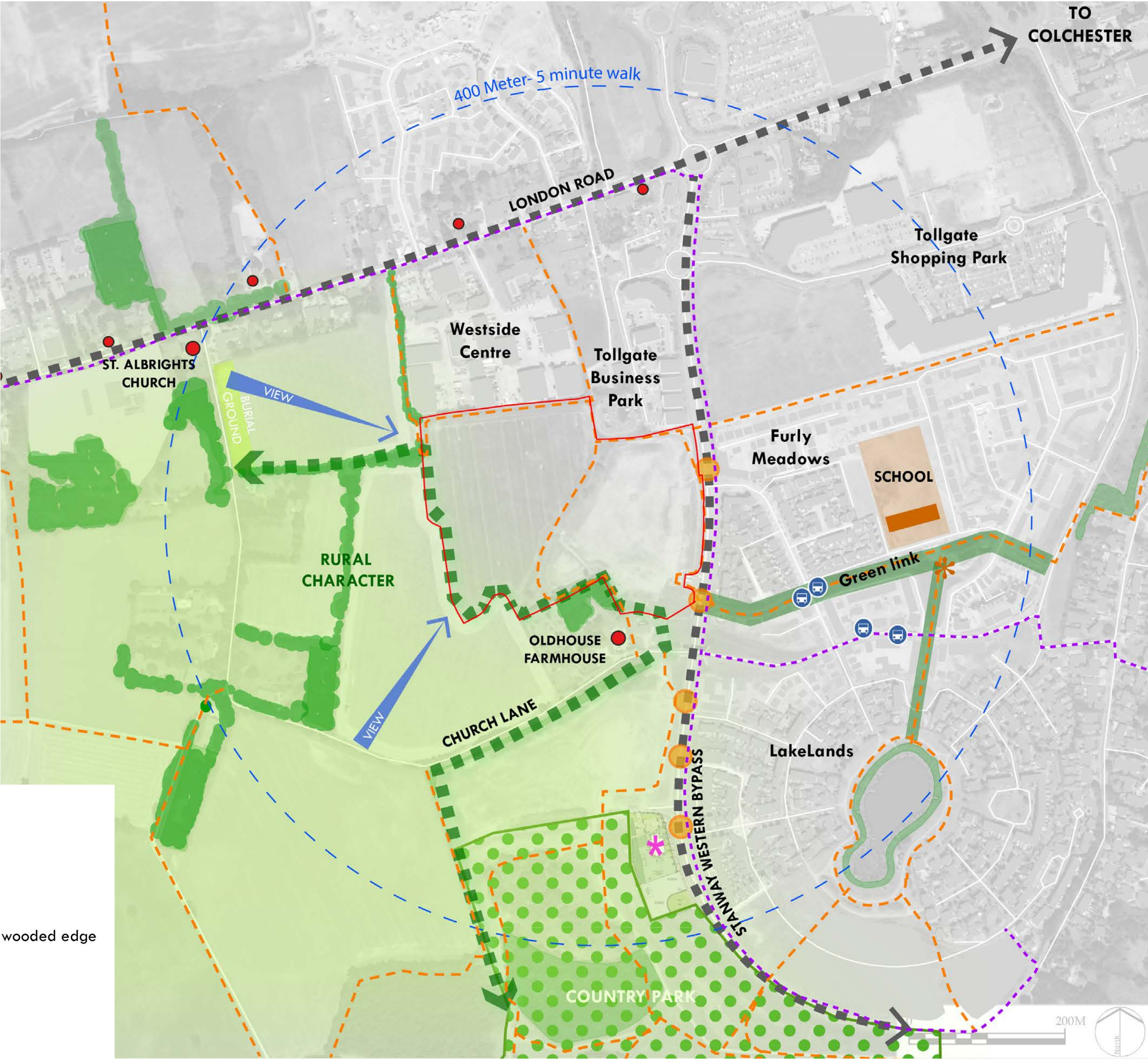
Woodland/tree belts

Potential to create continuous wooded edge

Pedestrian crossings

Bus stop

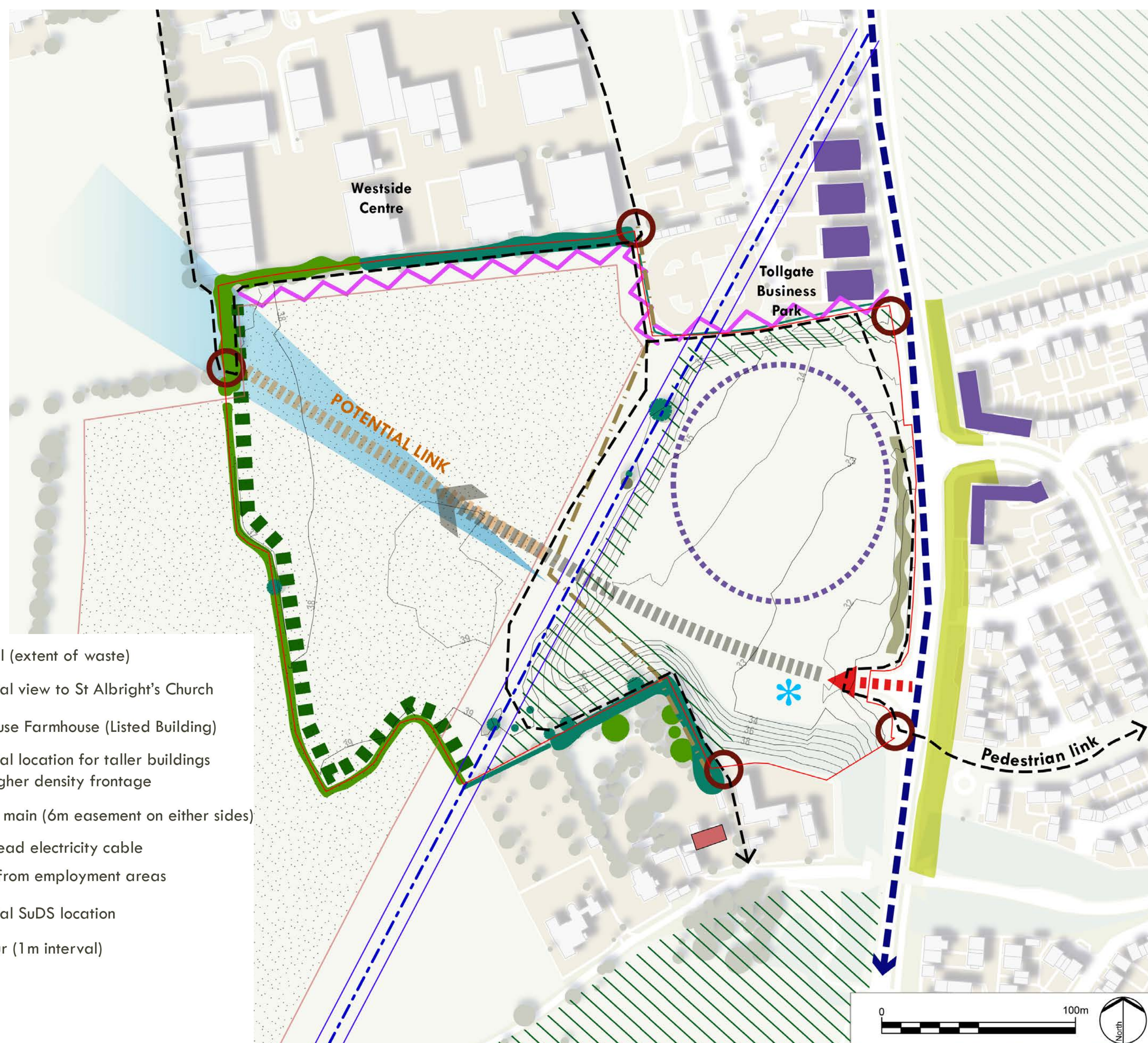
Community centre



Site Constraints & Opportunities

Key considerations are:

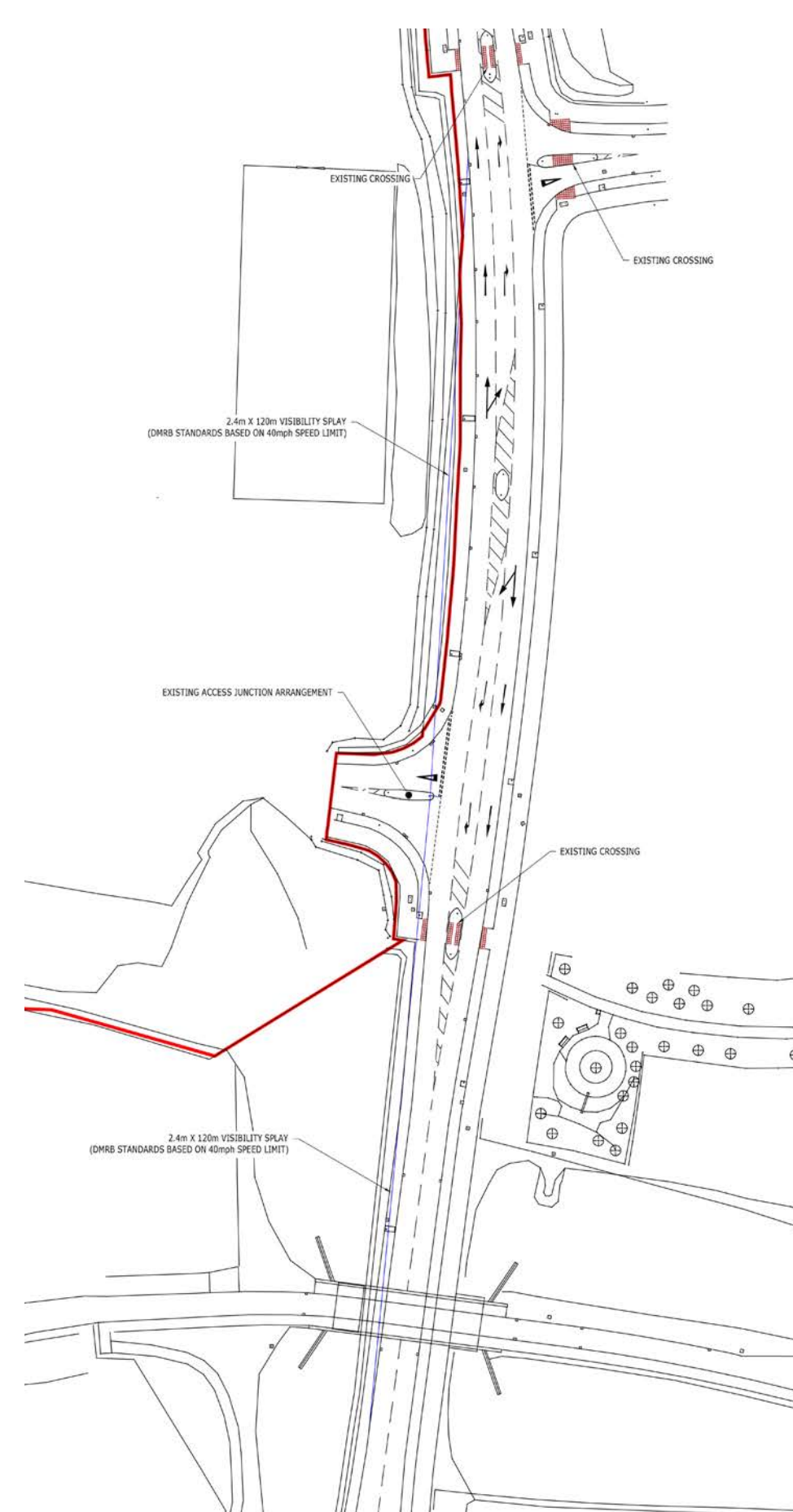
- Local Wildlife Site
- Topography and level change
- Public Rights of Way
- Former landfill
- Reflecting the existing urban context to the east
- Reflecting a transition from countryside to the west

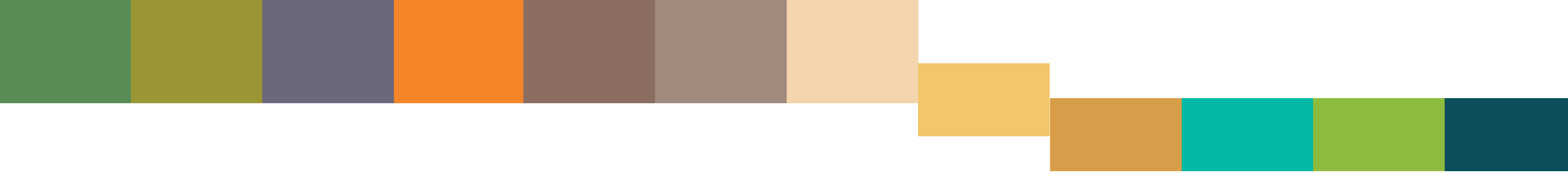


Transport

- The site is well located for residents to use modes of transport other than the private car.
- It is well connected to the local network of pedestrian routes, with public footpaths connecting the site to London Road, Church Lane and Crossbills Walk. All public footpaths on site will be retained and improved with access maintained for all.
- It is located within walking / cycling distance of a variety of local amenities and services to cater for the day-to-day needs of residents, such as the Tollgate Centre and Sainsburys, accessible via foot / cycleways along the Western Bypass. It is also within walking / cycling distance of schools including Lakelands Primary School, via Crossbills Walk, and The Stanway School.
- It is readily accessible by bus, being within a short walk of stops on Plover Road, with available routes providing access to Marks Tey railway station and Colchester town centre.
- Access to the site is to be taken from the existing priority 'T' junction with ghost right-turn lane, formed when the Western Bypass was constructed, this being suitable to serve the residential scheme.

- Consideration is being given to the provision of a new controlled crossing on the Western Bypass, with this subject to assessment and highway authority approval.
- Parking for cars and cycles will be provided in accordance with the local authority standards (i.e. 1 space per one-bed dwelling and 2 spaces for two-beds or more, with an additional 0.25 visitor spaces per dwelling).
- A comprehensive Transport Assessment is being prepared to support the planning application, with this assessing the development traffic impact on the operation of the key local junctions. Suitable junction improvements will be provided if required.





Development Concept Place Making

The proposal draws upon the site’s location and character, derived from its past uses, to drive the development’s sense of place.

Step 1
Recognise the role the site plays at the edge of Colcehster, located at the rural / urban fringe.

Step 2
Celebrate the Local Wildlife Site that has resulted from the site’s history of quarrying and landfill, now reclaimed by nature.

Step 3
Provide a transition at the interface between the countryside and urban area through a variation in built form and landscape character.

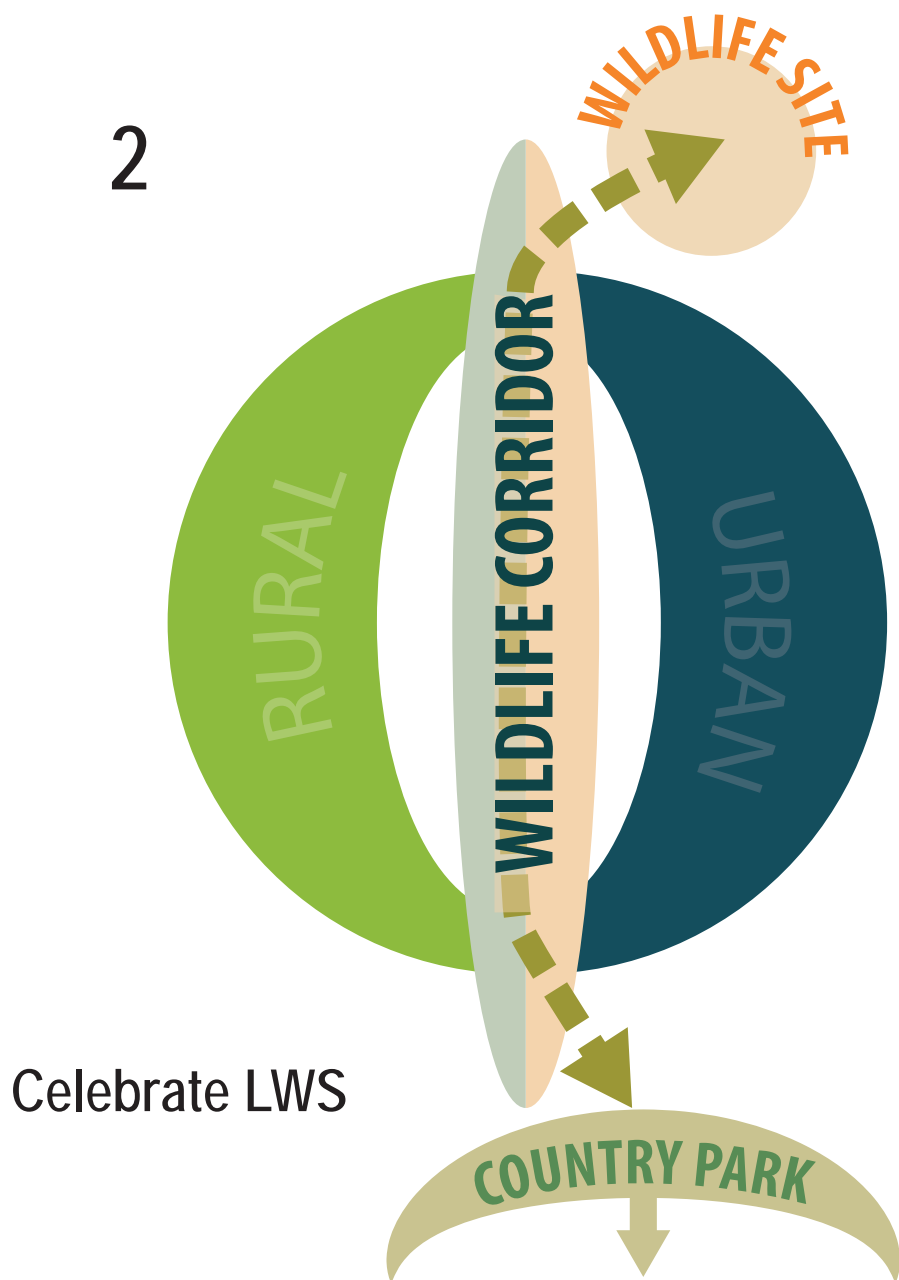
Step 4:
Create a framework within which people and wildlife coexist.

1



Rural / Urban fringe location

2



Celebrate LWS

3



Legible transition

4



A place for people and nature

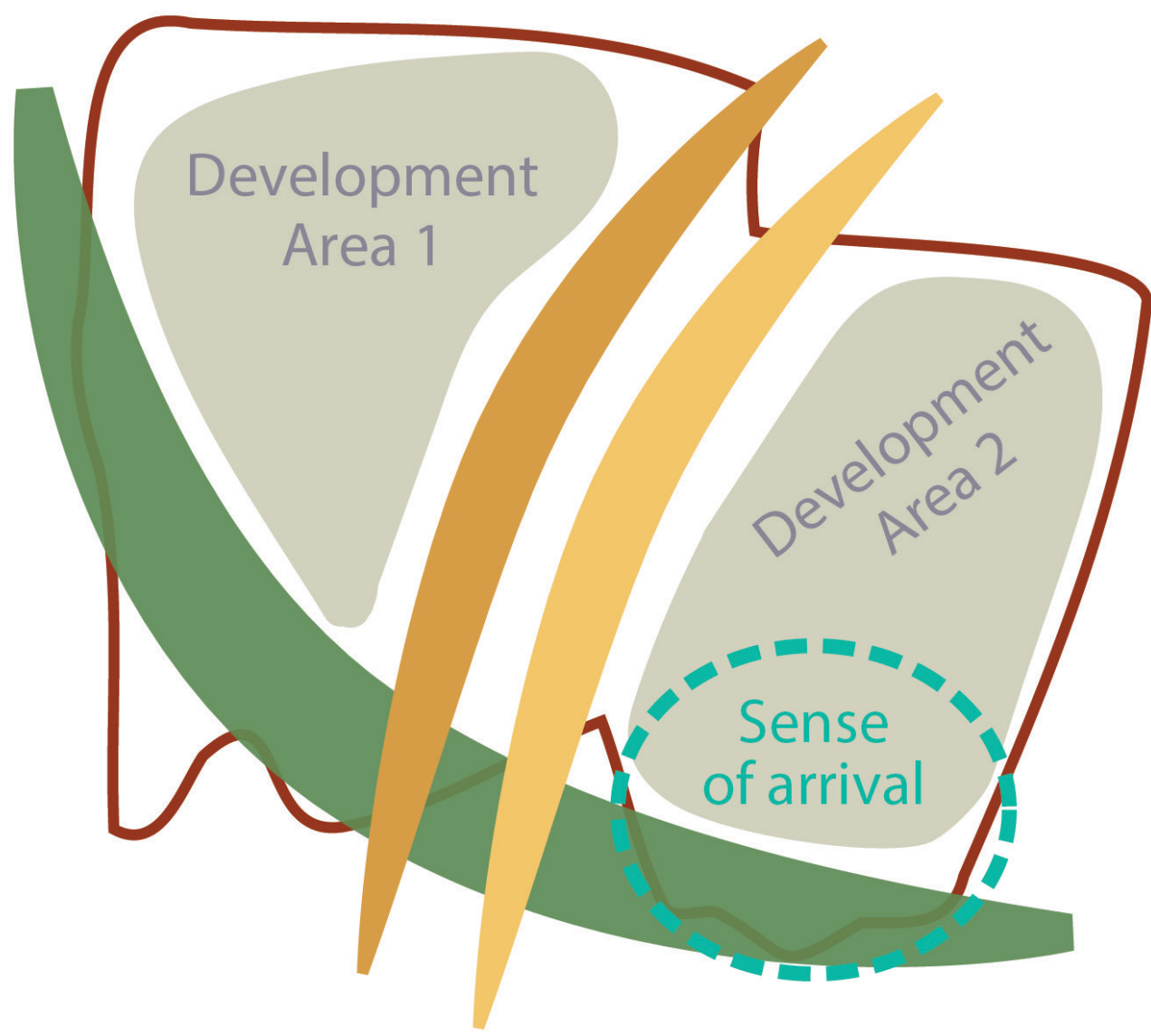
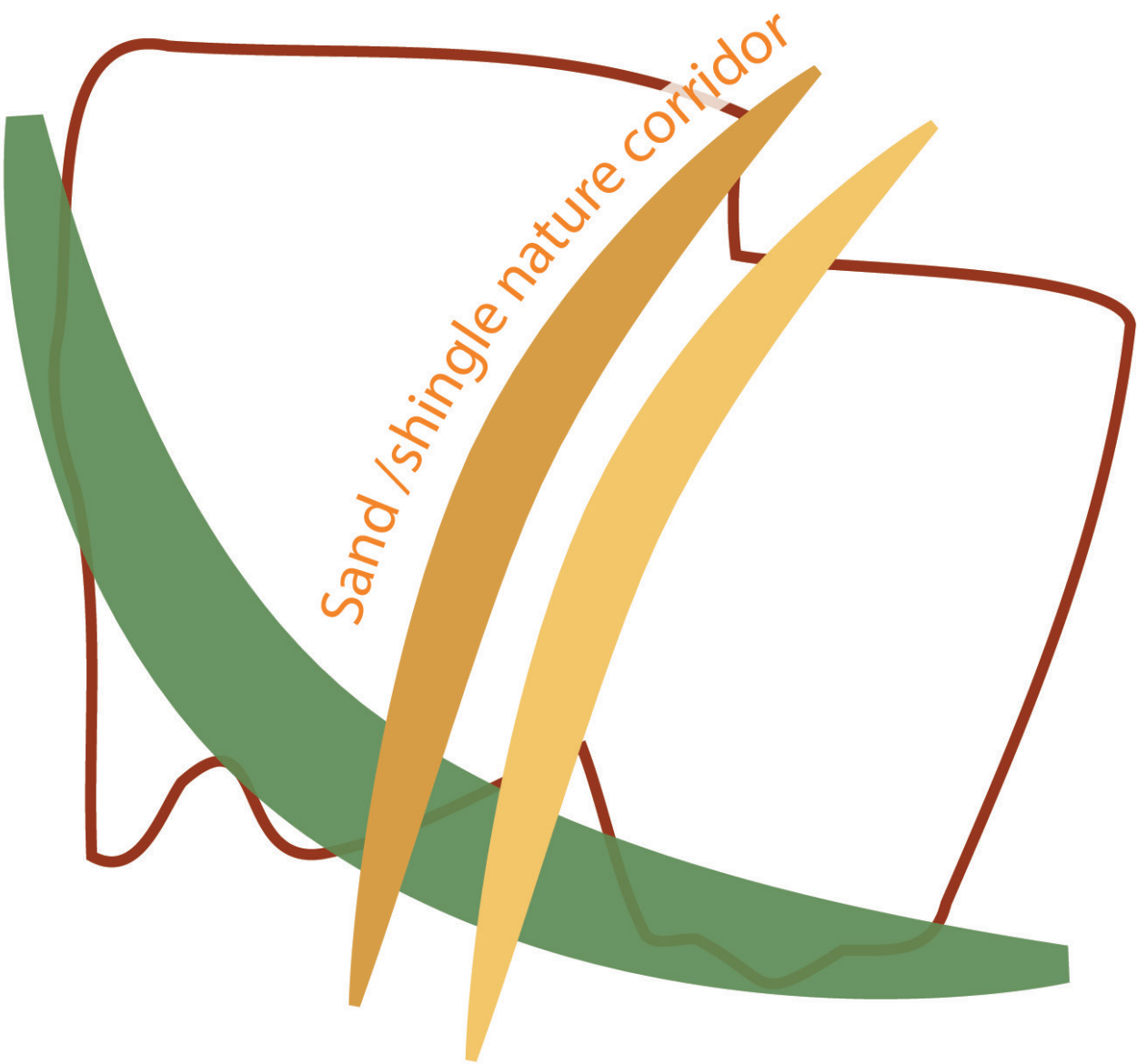
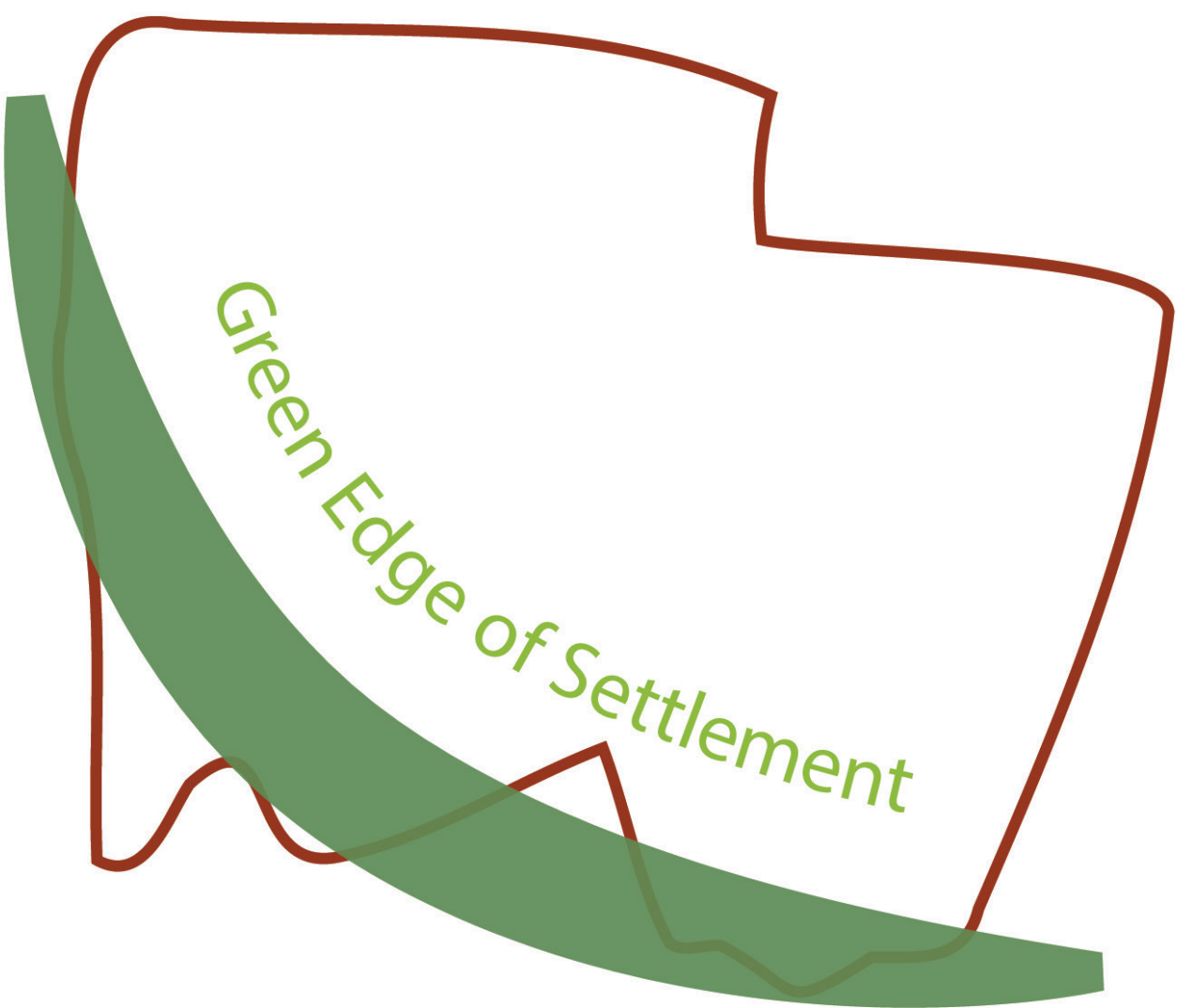
Key Principles

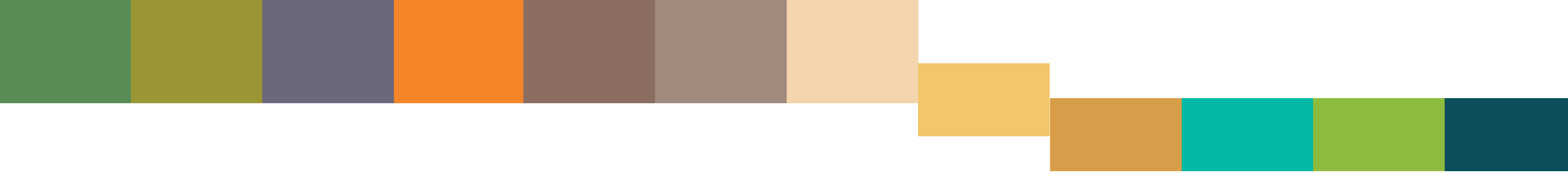
1
Define a green edge to the settlement through the provision of a well-treed, active landscape corridor along the southern and western boundaries.

2
Retain the integrity of the wildlife site within a landscape buffer that can accommodate movement routes. The ‘Sandbank Nature Reserve’ will link to the landscape corridor along the site’s southern and western boundary, extending the natural network.

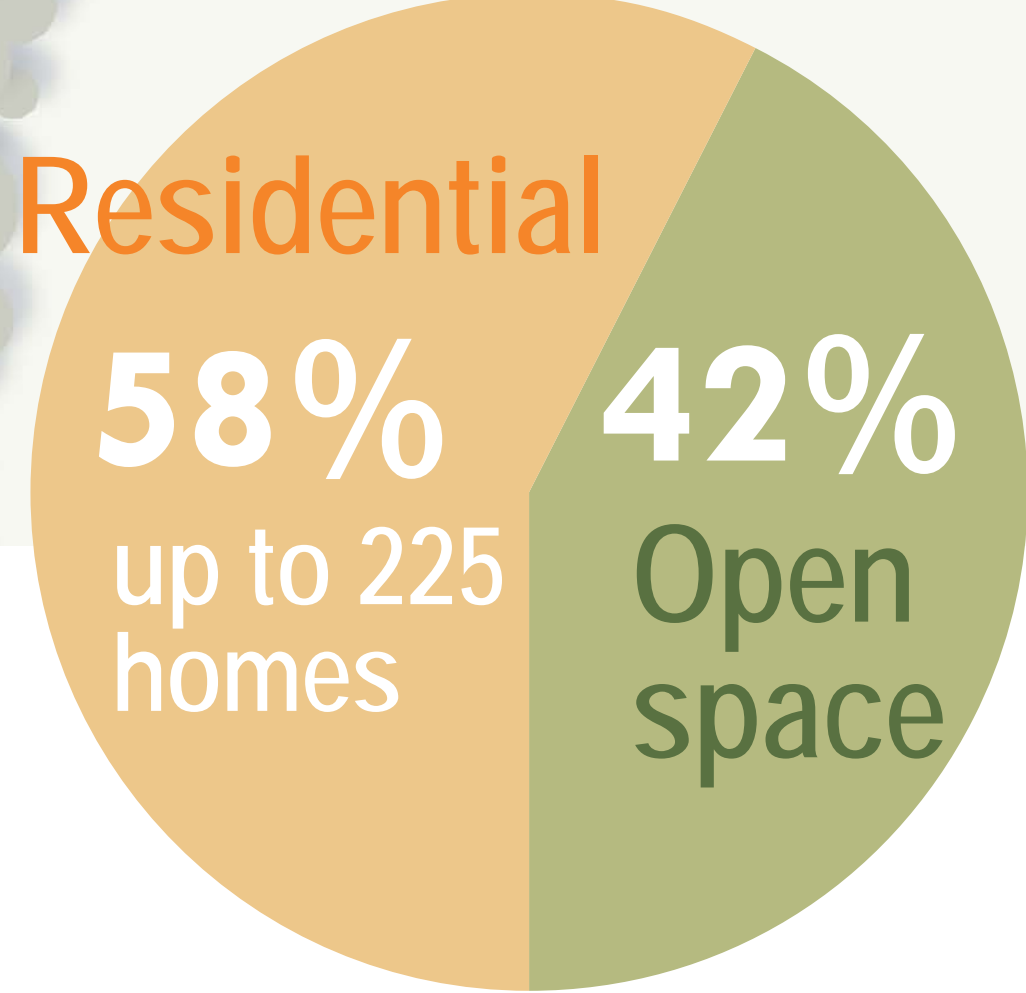
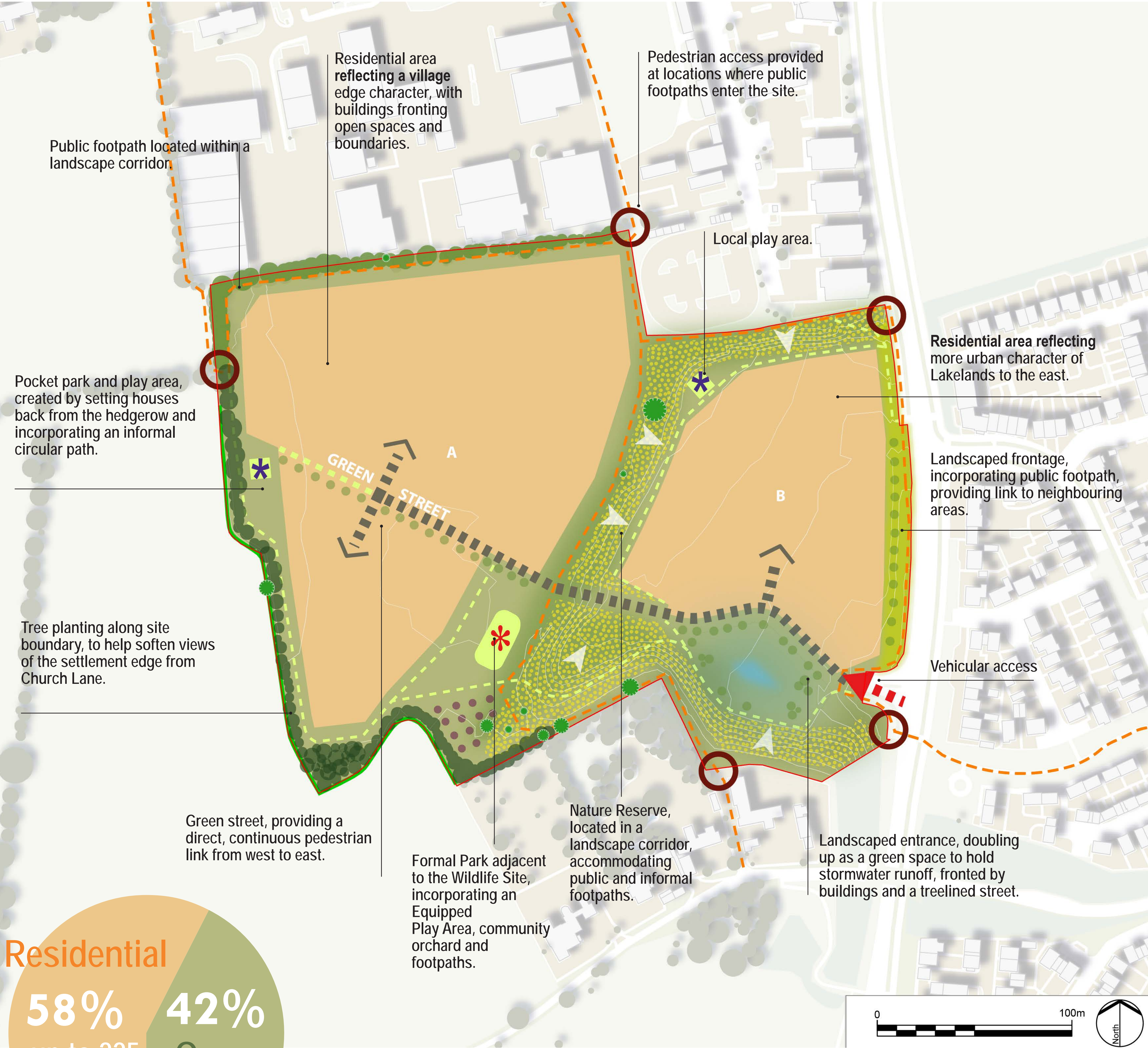
3
Create two development areas with characters that respond to their differing contexts, unified by the Sandbank.

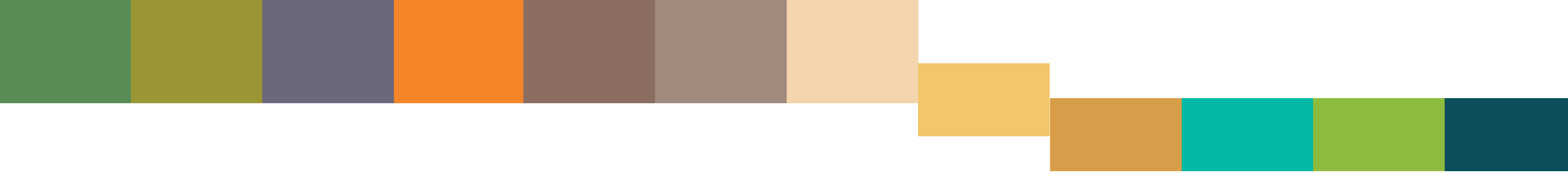
Arrival into the site will be defined by the landscape corridor, drawing people into the core of the site and its key asset - the Nature Reserve.





Development Framework





Benefits



A NEIGHBOURHOOD CONNECTED BY LANDSCAPE

Site Benefits

- Provision of a range of new homes to meet Colchester’s housing needs, which would include smaller homes for first-time buyers and larger homes for families.
- Provision of upto 30% affordable housing
- Provision of large areas of open space; play areas and linking of green infrastructure to the wider Lakeland’s site
- Improved public footpath routes
- Enhanced biodiversity opportunities
- Contributions to education, healthcare and other infrastructure provision

Next steps - Planning Timeline

