

Public Consultation

for the

Proposed Outline Planning Application

at

Land East of Nayland Road (A134)

Great Horkesley Manor, Great Horkesley.



Frequently Asked Questions

What is this event?

- . We are asking for your opinions on a range of matters to inform how Great Horkesley is shaped. These opinions will then help inform this proposal.
- . Following the success of Horkesley Green, of which we were involved, we believe that public participation at the early stages is vital to the success of a development.

Who is involved?

- . ADP Architecture Design Planning are acting on behalf of Kathryn de la Garza (land owner) to bring forward the Colchester Borough Council site allocation.

What are we doing today?

- . The Boards provide a background to the proposal while the Consultation Exhibition allows residents to leave their footprint on the scheme.

How can you provide your response?

- . The Consultation Exhibition and Questionnaires.

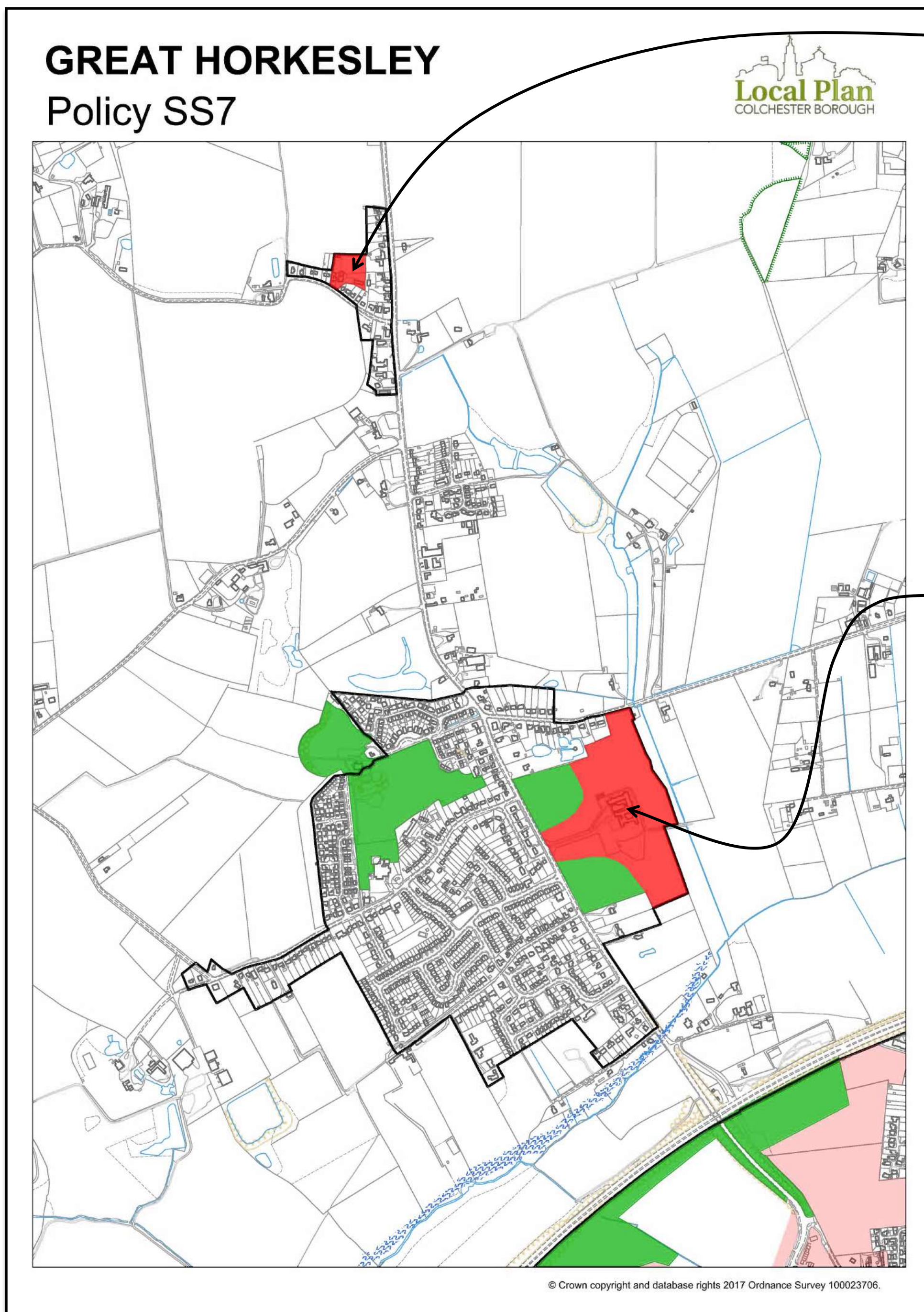
What happens next?

- . The results of the Consultation Exhibition and Questionnaires are collated. These will inform the Planning Application and will also make up the Statement of Community Involvement that will be submitted alongside this proposal.

Where are we now?

Colchester Borough Council have put forward their proposal for Great Horkesley:

Their proposal for Great Horkesley is made up of two sites, Site A around the Manor and Site B off School Lane. This consultation solely relates to Site A.



School Lane (Site B)

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- i. 13 new dwellings;
- ii. Development will facilitate access to the old village hall and contribute to the replacement of the scout hut or to the enhancement of community buildings other than the old village hall.
- iii. Access from School Lane;
- iv. Development will safeguard the setting of the Church of England School building as a grade 2 listed building and other heritage assets on The Causeway.

The designated Local Economic Area at Holly Lodge Farm shown on the policies map will be retained and any future development proposals at this site will be required to accord with policy SG4.

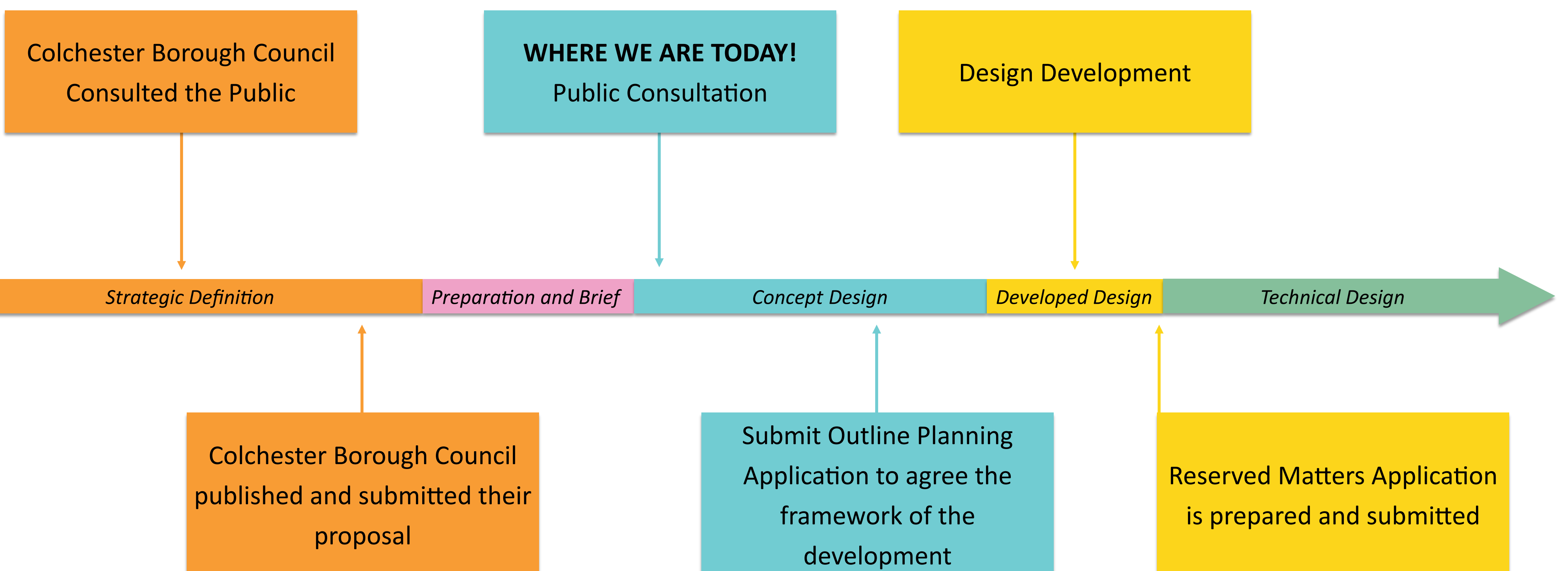
Great Horkesley Manor (Site A)

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- i. 80 new dwellings of a mix and type of housing for which there is a demonstrated need;
- ii. Provision of allotments;
- iii. Contributions to enhancing community buildings;
- iv. Provision of a scout hut with parking;
- v. Retention of the belt of trees to the east of the site;
- vi. Access from Nayland Road;
- vii. Contributions towards improving walking and cycling facilities along the A134; and
- viii. Provision of footways and suitable traffic management and crossing opportunities on Nayland Road.

Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.

Timeline

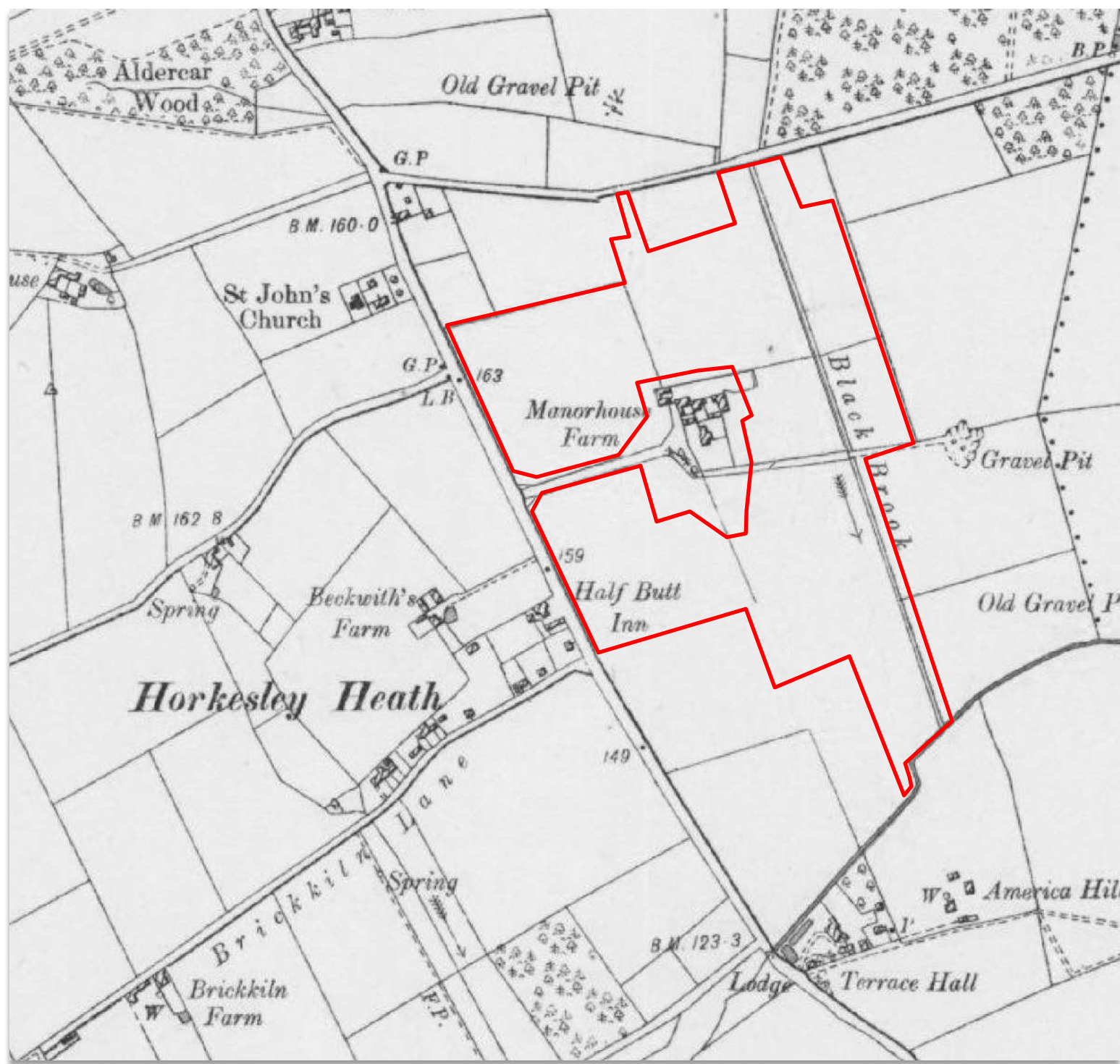


Great Horkesley

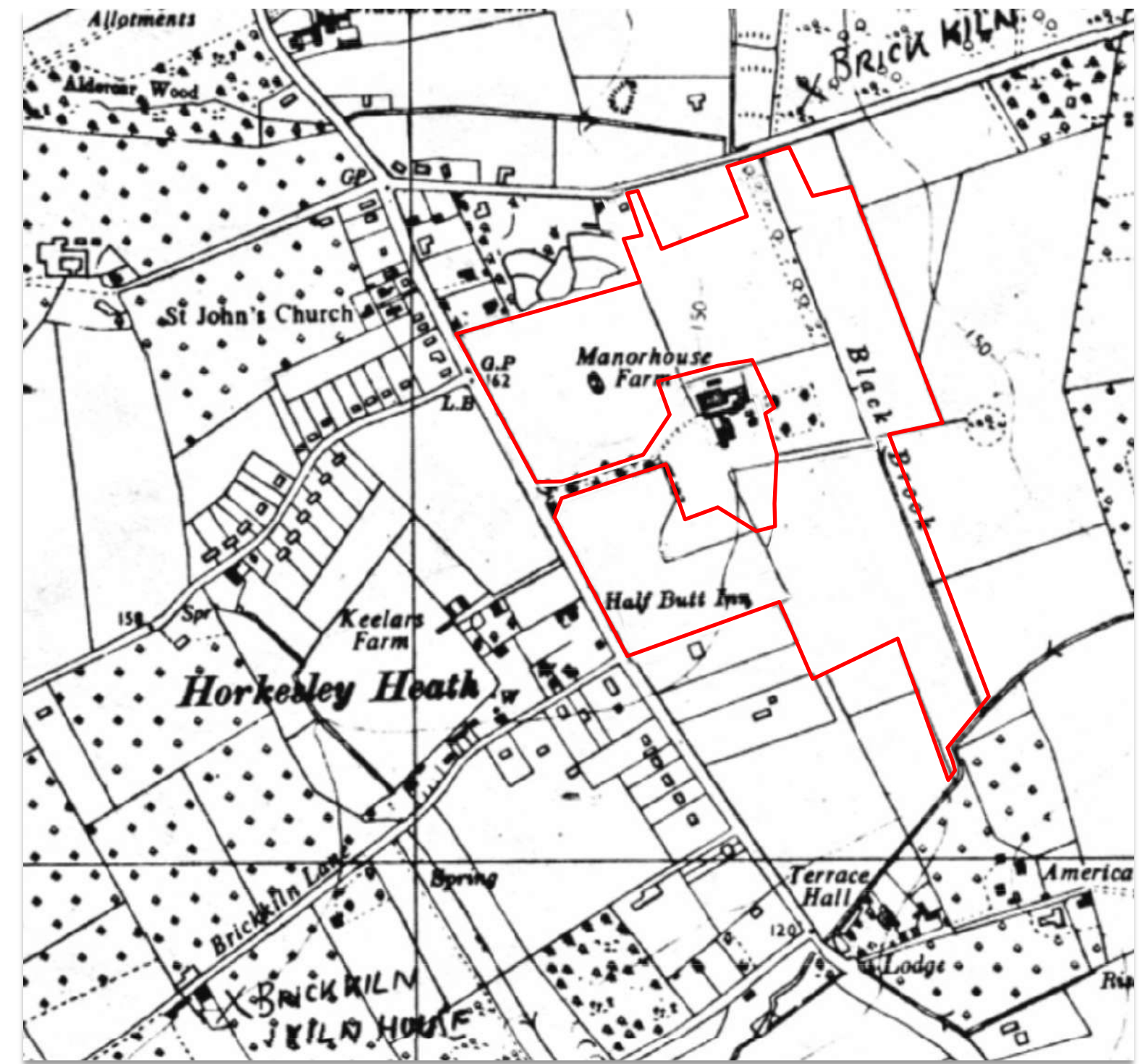


1. New Village Hall
2. All Saint's Church
3. St. Johns Church
4. Village Shop & Post Office
5. Yew Tree Public House
6. The Wine Centre
7. The Half Butt Inn Public House
8. Bishop William Ward Primary School
9. Great Horkesley Garage
10. Scout and Girl Guiding Hut
11. Tiddlywinks Pre-school
12. Great Horkesley Manor
13. Dentists
14. Public Open Space

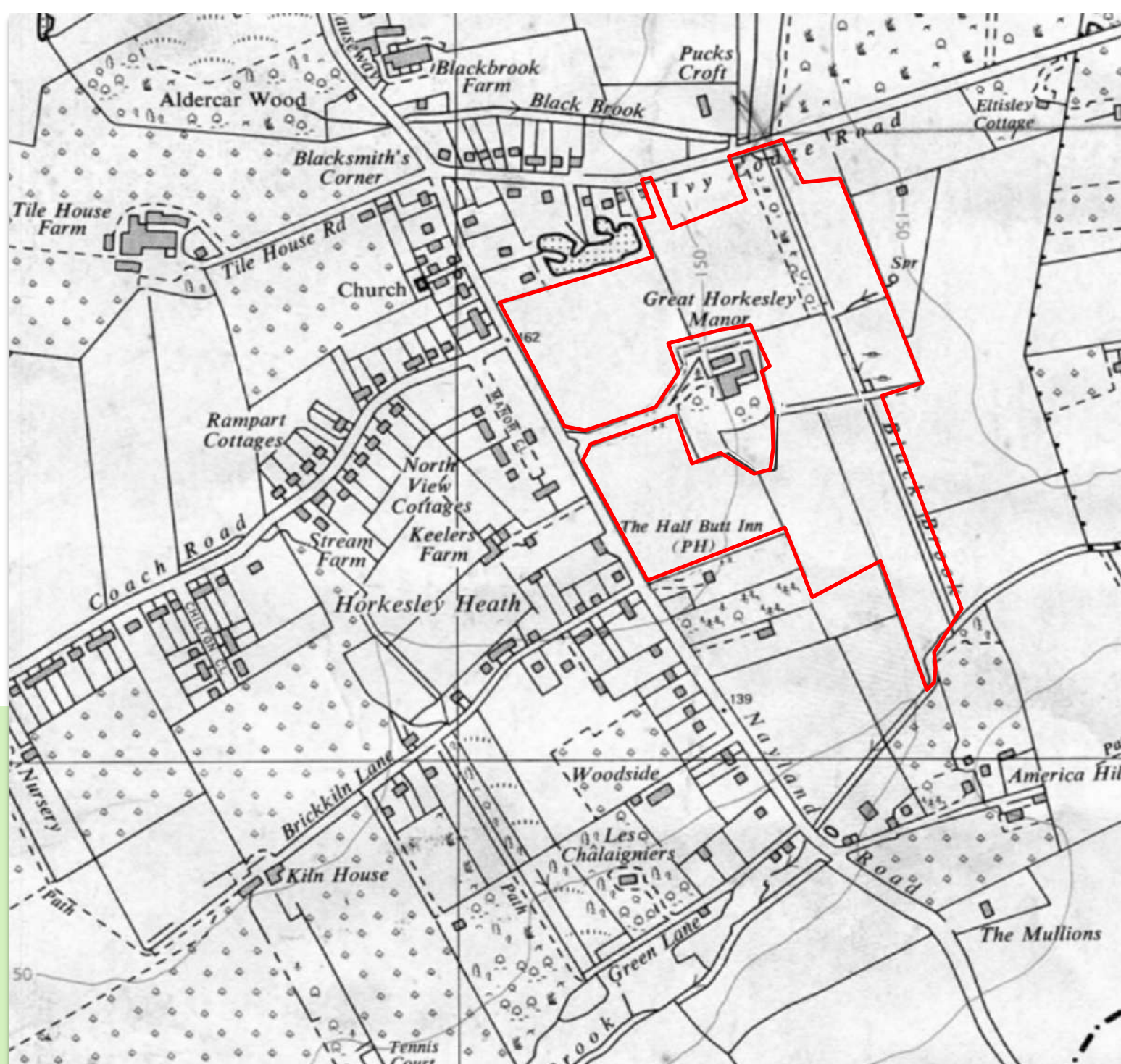
The Evolution of Great Horkesley



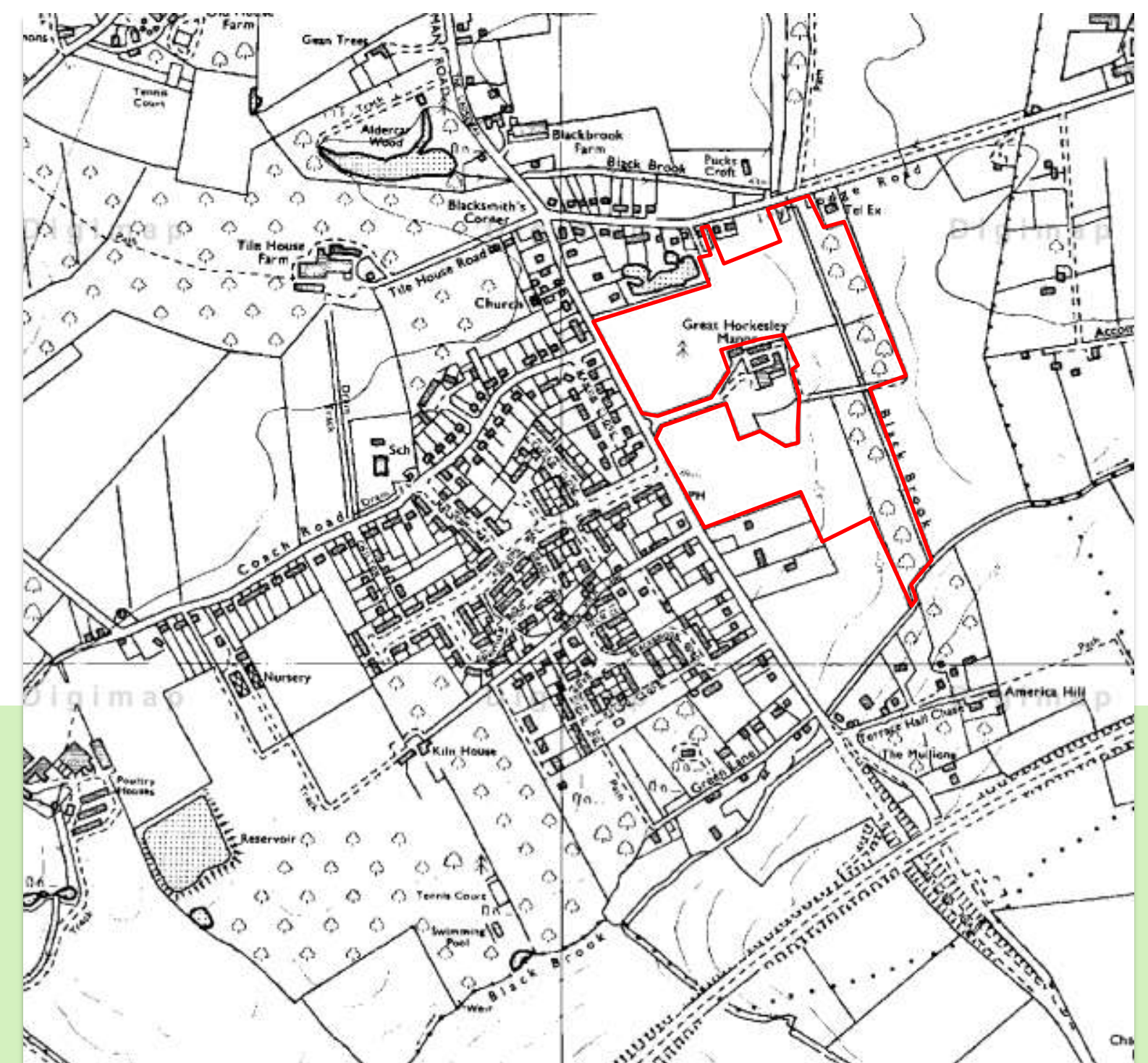
1888



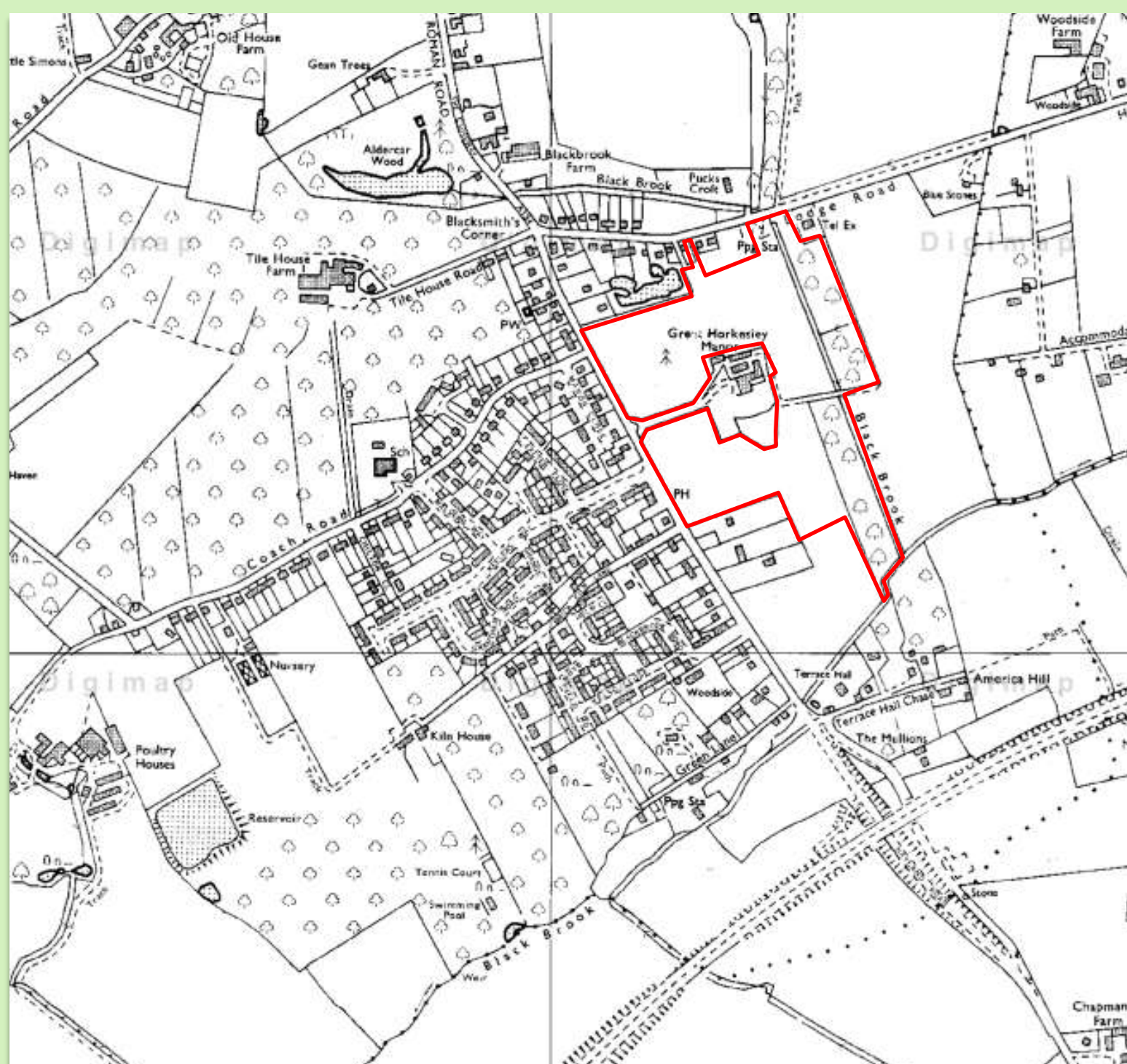
1958



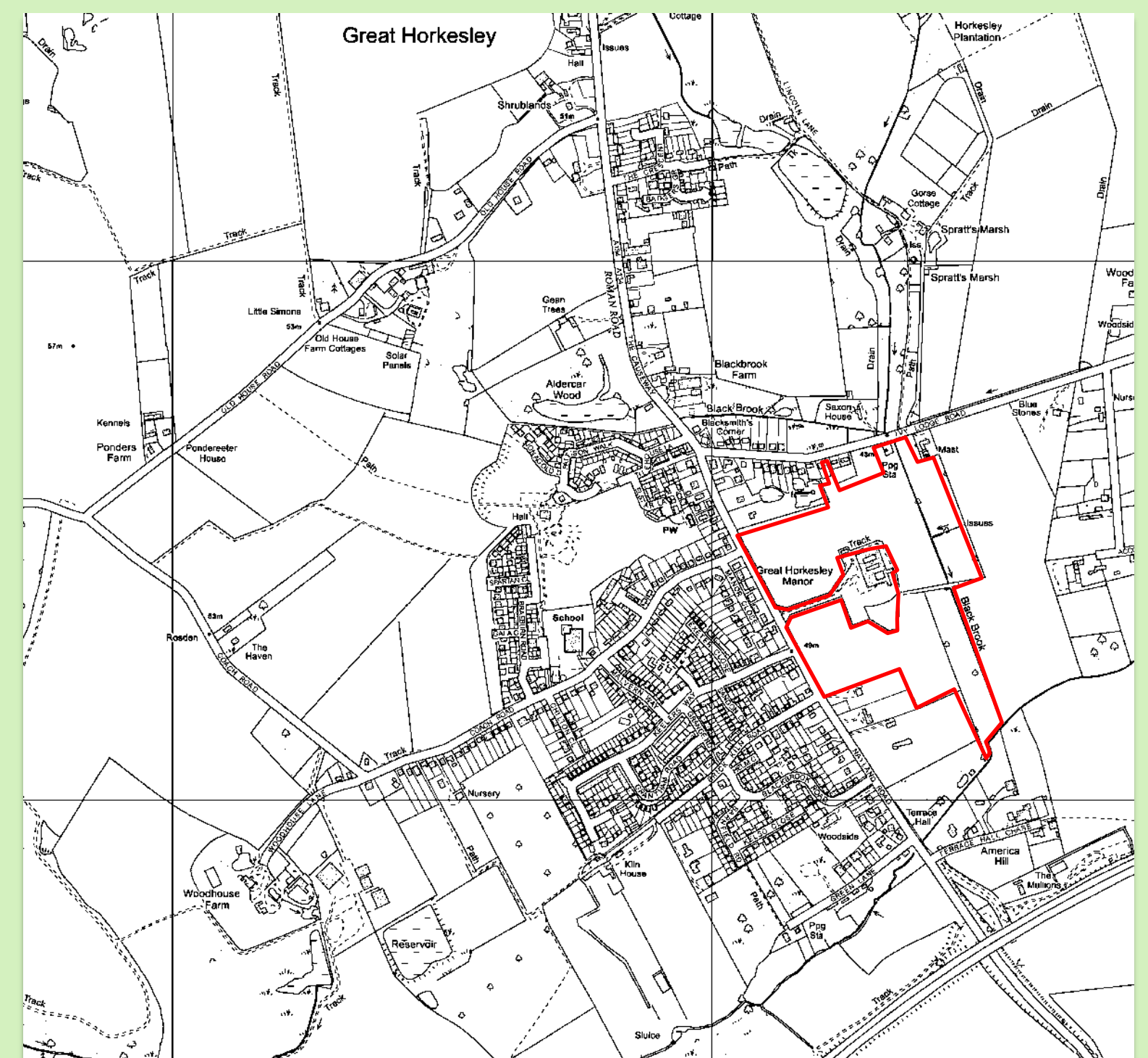
1968



1980



1990



2018

The Emerging Proposal



Consultation Plan

<p>Legend</p> <p> Illustrative areas of Frontage Open Space</p> <p> Opportunity to create local Hub Including Open space, The Half Butt Inn (Public house), Gt. Horkeley Dental Studio</p> <p>Residential Dwellings capacity example over approx 6ha: 10-20dph = 60-120 dwellings 20-30dph = 120-180 dwellings</p>	<p> Proposed Site Vehicular Access</p> <p> Illustrative vehicular connectivity</p> <p> Existing bus stop</p> <p> Existing pedestrian refuge crossing point</p>	<p> Proposed Pedestrian links</p> <p> Proposed Cycle links</p> <p> The Essex Way route</p>	<p>i-viii Local Plan Requirements</p> <ul style="list-style-type: none"> (i) 80 new dwellings (ii) Allotments; (iii) Contributions to enhancing community buildings; (iv) Scout and Girl Guiding hut with parking; (v) Retention of the belt of trees (vi) Access from Nayland Road; (vii) Contributions towards improving walking and cycling facilities along the A134 towards Myland; and (viii) Provision of footways and suitable traffic management and crossing opportunities on Nayland Road. 	<p>a-c Opportunities for exploration</p> <ul style="list-style-type: none"> (a) Land for local produce sales hut (b) Link through the site providing safer connectivity to The Essex Way (c) Explore the potential for enhancement to the Brook area (connectivity and accessibility, landscape and ecological enhancement)
---	--	--	--	---

The Emerging Proposal

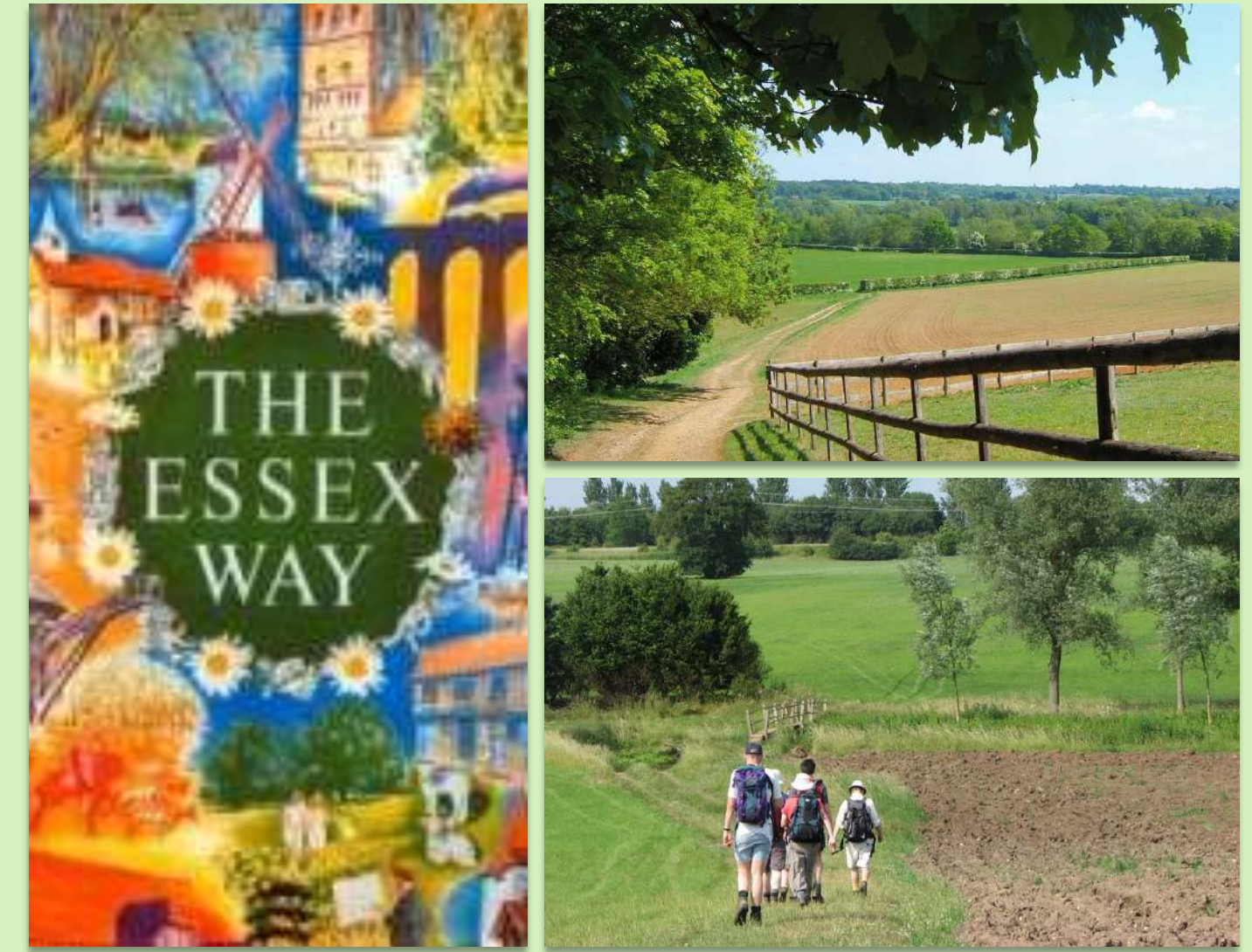


Allotments

- Promote a healthy and balanced lifestyle
- Increase the sense of community and builds friendships
- Educational benefits for children and teens
- Outdoor activity for all ages

The Essex Way & Connectivity

- Potential to improve connectivity to The Essex Way to enhance the route through Great Horkesley
- Community parking delivered with the Scouting and Girl Guiding Hut will offer a place for walkers to park
- Walkers will have the opportunity to pass through the proposal as an alternative route to Nayland Road from Lincoln Lane.



Black Brook & Open Space

- Link to The Essex Way for walkers
- Utilised by the Scouting and Guide hut which has a safe connectivity link
- Opportunity for children to get outside and play safely in LEAP (Local Equipped Area for Play).
- Opportunity for natural landscaping
- Safe space for dog walking away from main roads.

Local Services

- Opportunity to incorporate existing facilities to make a destination hub within Great Horkesley.
- The Half Butt Inn Public House and Dentist Surgery within destination hub.



Emerging Brief of the Scouting and Girl Guiding Hut

Initial Scouting and Girl Guiding Hut Brief

The site should be sufficient for:

- An 'initial scout hut building'.
- Need to consider future extensions.
- Space for detached storage building(s), approx. equivalent to 4 x single garages.
- The provision of a secure private area located between the building and the boundary for occasional secure camping.
- An area in front of the building within the open space available for camp fires (planning restrictions and neighbouring properties to be considered).
- Direct connectivity to the open space (for recreational activities).
- Parking in excess of the Essex County Council standards.



Brief for Building Measurements

Desired Rooms	Area	
	m ²	ft ²
Entrance Hall	9	97
Main Hall	80	861
Combined Sanitary Provisions	40	431
Breakout/Meeting Room	10.5	113
Internal Storage Cupboards	8	86
Kitchen	10.5	113
Circulation Space/Internal Wall Allowance	15	162
Illustrative Total	173	1863