We Would Like Your Comments

Richborough are keen to hear your views on the emerging development proposals before they submit the Outline Planning Application. We welcome any comments that you may have, including what you might want to see on the Site.

This is not the last time you will be able to make comments on these proposals. Once the planning application is submitted to Colchester City Council you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.

Please Send Us Your Views

We are particularly interested in your answers to the following questions:

1. What types of housing do you think would be most suitable for the Site?
2. Do you support the provision of open space as part of the development, and do you have any suggestions for how this area could be laid out; for example natural play equipment and an orchard?
3. Do you have any comments on the Development Framework Plan and are there any other facilities you would like to see included?
4. Please provide any other comments you have on the proposed development.

To find out more about the proposals and make your views known please visit the consultation website at:

www.landnorth-halsteadroad.co.uk

OR **SCAN ME**

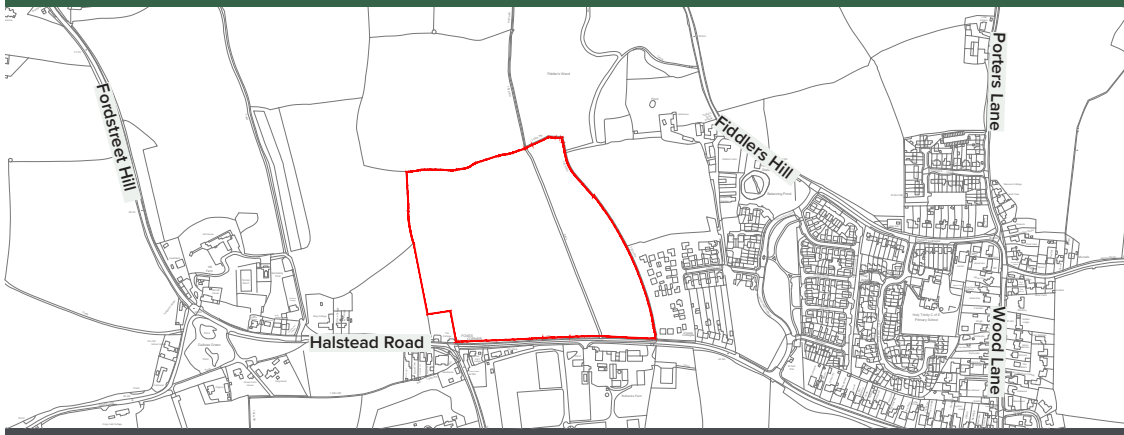
Please submit your comments by 09th April 2025

Richborough

Richborough

Land North of Halstead Road, Eight Ash Green

Richborough is preparing an Outline Planning Application for a new residential development on land off Halstead Road, Eight Ash Green



A recent draft of the emerging Preferred Options Local Plan identifies the Site as a draft residential allocation, with an estimated capacity of 250 dwellings (Site Reference: PP32).

We Would Like Your Views

This leaflet has been prepared so we can share the emerging residential proposals for the site and so we can provide details of the public consultation website.

We are seeking feedback regarding our development proposals and your comments will help shape the finalised planning application before submission to Colchester City Council.

About Us

This Site is being promoted by Richborough, a land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and facilities that meet the needs of the local area.

Richborough's guiding ethos is to create sustainable developments that are of a high quality and integrate sympathetically with their surroundings.

Land North of Halstead Road, Eight Ash Green

The Site is located immediately north of Halstead Road and adjoins the western side of Eight Ash Green. It is sustainably located within walking distance of a range of existing services and facilities.

Our emerging proposals comprise the development of around 250 dwellings, including affordable homes, additional landscaping, retention of existing green infrastructure, new areas of public open space and improvements to an existing Public Right of Way.

In advance of the submission of an Outline Planning Application, we are now consulting the local community on our emerging proposals, which have been informed by various site assessments, including a series of technical and environmental studies.

We would like to hear your views so we can review feedback before finalising and submitting our proposals and designs.

Our Proposals

Our proposals will deliver a range of benefits as follows:

- The delivery of around 250 dwellings with a mix of market and affordable homes (meeting the policy requirement of 30%) contributing to local housing need;
- A variety of new homes, ranging from starter homes to family homes of varying tenure creating and adding to a diverse and balanced community;
- Retention of existing trees and hedgerows around the edge and across the Site, where possible;
- New proposed access via Halstead Road;
- High-quality landscaping scheme sensitive to the existing landscape character including woodland buffer;
- The delivery of areas of public open space including children's equipped play and a community orchard;
- Sustainable drainage solution with features to support and enhance the wildlife; and
- Retention and enhancement of the existing Public Right of Way.

Preliminary Development Framework Plan



KEY:

- Application boundary
- All modes access
- Pedestrian/cycle access
- Main road
- Shared surface/lanes
- Private drives
- Square/raised table
- View towards Fordham All Saints church retained
- Medium to high density development area
- Low to medium density development area
- Natural/semi natural green space
- Amenity greenspace
- Natural area of play
- Orchard
- Attenuation basins
- Key / focal buildings
- Key buildings terminating vistas

www.landnorth-halsteadroad.co.uk