

Annex G

Criteria for choosing a site for Potential development

Serial	Criteria	Why	Remarks
1	The chosen Site must be supported by the villagers	Without the support of the village, the NP will fail at the Referendum stage	a) Villagers given the opportunity to vote for their preferred site via the:- Three Ranking exercises in March/April 2016, & The single Ranking exercise in January 2017
2	The Site must have <u>direct access</u> on to the A1124	Traffic should not be using unsuitable roads eg <u>Heathfields</u> – very busy existing housing estate [HF site] <u>The Walk/The Rise</u> – busy existing housing estate (039 site) <u>Turkey Cock Lane</u> – narrow, unlit rural road [063 site]	a) 150 houses additional houses potentially means 300 cars + entering or leaving the Site + numerous delivery vans eg Tesco, Amazon etc going in and out b) All this traffic should not be adding to the burden found on an existing housing estate, posing a danger to children and/or elderly residents c) Short term – all the builders vehicles/vans/trucks etc – noise/dirt etc

3	All 150 houses only on a single Strategic Site	<p>Building on multiple Sites would make it difficult to limit the number of houses to only 150 as per the CBC Local Plan</p> <p>Maximum contribution via S106</p>	<p><u>Villagers have agreed to one Strategic Site</u></p> <ul style="list-style-type: none"> a) By way of AGM on 16th November 2016 b) in the ranking form they were asked to complete at the 21st January 2017 meeting; it was also referred to in the village newsletter of March 2017; it was one of the displays at the subsequent open village meeting on 6th May 2017 (102 villagers attended); as well as being included in v17 of the Neighbourhood Plan also available for inspection on 6th May. c) There is no appetite for the 150 houses to be built across numerous sites in the village – the strong preference is for them to be built on a new single site chosen by the villagers. d) The present estates are well defined with distinct boundaries and any extension to these could lead to the development of urban sprawl and/or ribbon development difficult to control.
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			<u>PC agreed to this</u> e) at their meeting on 8 th February 2017
4	The Site must not encroach upon the open nature and views within the village	Villagers value not just the open views looking out from the village but also the open views within the boundaries of the village	VDS DG 50 states “The open fields to the east of DSA 7 and to the west of DSA 1 and should not be built on so as to preserve the open aspect of the village, much valued by the villagers”
5	The site must not lead to coalescence with Stanway, Colchester or the proposed West Tey Garden Community/Village	Desire by villagers to maintain a distinct, separate, open rural village with a definitive boundary	Both the Parish Council and Colchester Borough Council would not support any development that could potentially lead to coalescence