



Reserved matters application 251595: Land east of Nayland Road, Great Horkesley

At a full meeting of the Parish Council held on Monday 1st September it was agreed to make the following representations to the planning authority:

1. While walking and driving to the Scout Hut will be encouraged, it is likely that a significant number of parents will drive there to drop their child or children and collect them later, particularly during darker months. The car park and adjacent roads should be designed to minimise the need for reversing; St Peter's School in Boxted provides an example of how this can be achieved. Those arriving on foot, cycle, skateboard or scooter should not need to cross the area where cars are manoeuvring.
2. To facilitate child safeguarding, access to the allotments should not be achieved through the curtilage of the Scout Hut, though it is recognised that some sharing of car parking may be necessary.
3. Siting the LEAP immediately adjacent to the Scout Hut will make it more difficult to achieve the objectives set out in (1) above and limit the options for extending the Hut and adding equipment to the LEAP when the time comes. The LEAP is unnecessarily close to the principal street. The Council would prefer the LEAP to be located in the northern open space, away from the principal street. In such a position overlooking by local residents would be greater, so child safety would be doubly improved.
4. The Council shares the concern of Ivy Lodge Road residents that the proposed boundary treatment in the north-eastern corner of the development is piecemeal and likely to be unable to prevent short cuts to Ivy Lodge Road being taken on foot through private gardens and the corridor over the Anglian Water sewer. The developer should provide a fence of minimum height 1.8m along this entire boundary to run between the rear boundary of "Turrets" and the Anglian Water pumping station. This fence should be backed up on the north side by a 2m thick planting of native species hedging; this would be similar to the boundary treatment between the village green and properties on the north side of Coach Road, where there was also a need to protect back gardens when adjacent agricultural land was developed.
5. No detail has been provided of the measures to be taken to ensure those emerging onto Ivy Lodge Road from the green link into the development. At the Parish Council's request, the highway authority recently undertook a week-long survey of vehicle speeds at this location, as a result of which police have been asked to enforce the 30mph limit. While it is understood that the green link is being provided as part of the Essex Way i.e. for walkers, in practice it is likely that cyclists will also use it; the road safety measures to be introduced should reflect this.

6. Bearing in mind that it will carry the Essex Way, a rural long-distance path, it seems inappropriate that so much of the footway to the east of Great Horkesley Manor is alongside carriageway when it could be running through the landscaped areas which ultimately give way to open countryside. If there must be hard footway alongside the carriageway, an alternative softer-surfaced route through the grassed areas trees should be provided wherever possible.

7. Following on from (6) above, there is concern that there will be little if any control over the “shared surface” which connects the principal street to the pedestrian and cycleway which crosses the southern open space. There is the prospect of cyclists and walkers picking their way through parked cars and wheelie bins. For safety’s sake, the pedestrian route through the development should not be available to any other users. An exception should be made for cyclists where the principal street does not provide for them.

8. All of the dwellings on the development should have provision for storage of wheelie bins such that their impact on the street scene is minimal. It should be made possible for all residents to put out bins on the boundary of their own property prior to collection without using public footways and paths intended for use by pedestrians and cyclists.

9. At the well-attended public consultation event which preceded the submission of the outline application, by far the most common response was that there should be a fitness trail and outdoor gym equipment provided as part of the development. The proposed site layout would appear to lend itself to this, with scope for paths around the attenuation basins and the open spaces. These features would add to the attractiveness of the development, especially in an age when many people work from home and would surely welcome the opportunity to take a break and stretch their legs close to home.

10. The small-leaved lime *Tilia cordata* is one of the trees suggested for landscaping the site. It was extensively used in the landscaping of the Tile House Farm development on the other side of the A134. That use provides some evidence that it does not thrive here and in any case it would be good to have contrast between the two areas to provide additional biodiversity. The Council therefore requests that it should not be used in the landscaping of the present development.

11. The Parish Council broadly supports the matters raised in the Place Services response, particularly in relation to refuse collection arrangements, additional tree planting and the views through the development towards the plantation and the open countryside beyond. That response calls for further detail on various aspects of the development, including landscaping, to be provided. The Council would be grateful for the opportunity to comment on that detail once it has been provided by the developer.

12. Post-and-rail fences are proposed for various boundaries within the development. They were extensively used for the boundary of the village green within the Tile House Farm development. After 15 years many of the posts are rotten to some degree and replacement is proving expensive. For the present development the Parish Council urges the use of a longer-life boundary marker or, where this is not possible, that the developer should provide funds to ensure that posts which rot away during the next, say, twenty years can be replaced at no cost to residents.