



Stour Valley Action Group

www.stourvalleyactiongroup.org.uk

Newsletter



13th December 2015

Dear Stour Valley Action Group member,

Proposals for the former Horkesley Park site

On December the 5th at Little Horkesley Village Hall, Pigeon Investment Management Limited ("Pigeon") and Mersea Homes Limited presented plans of their proposals for the construction of 18 houses and 4 affordable dwellings upon the site ("the site") currently occupied by the greenhouses at London Road (the former Horkesley Park site).

On balance the view of the committee members who attended the public consultation was that the small-scale residential development was relatively attractive and was considerably less objectionable than the Buntings' proposals - if anything other than agricultural use is ever to be accepted on this site.

On the other hand (a) the current proposals are not in accordance with the existing Colchester Borough Council local plan and (b) a precedent may be set for similar developments close to the Dedham Vale AONB.

Pigeon have indicated that they are willing to enter into restrictive covenants with adjoining landowners, prohibiting any such development on the remaining land owned by them and a Colchester Borough Council officer, who was present at the public consultation, advised that similar restrictions could be implemented through a section 106 agreement. (A 106 agreement is a legally binding document entered into by persons with an interest in a piece of land secured by a legal agreement or deed. They are designed to mitigate for a particular impact that would arise from a development.) It is believed that a formal planning application will be made in 2016 and as soon as the application is made public your committee will urgently undertake a full review and report upon their findings to members.

In the meantime if there is any other news to report, particularly with regard to the proposed implementation of deeds of restrictive covenants we shall write to you again. We would welcome your response to the proposals as shown at the consultation so do please get in touch (email: info@stourvalleyactiongroup.org.uk) if you have anything you would like us to consider.

Kind regards

Kate Charlton-Jones
Chair Stour Valley Action Group