



Ms Laura Walkingshaw
West Bergholt Parish Clerk
80 Chapel Road
West Bergholt
CO6 3HL

9 February 2018

Dear Laura

Land off Colchester Road – West Bergholt

I am writing following yesterday's meeting to discuss your Council's Draft Neighbourhood Plan and the land that we are interested in (land at Colchester Road and Armoury Road).

I note that your Council is intending to allocate part of the site that we have an interest in being commensurate with the Borough Council's strategic growth direction. I am therefore writing to confirm that my company is interested in delivering this site and also remains interested in delivering the wider site, which you have currently identified as having development potential beyond the Neighbourhood Plan period.

I can also confirm that Hopkins Homes Ltd is preparing a scheme to demonstrate how the site proposed for allocation will be delivered with a view to submitting this for planning permission at the appropriate time. With this in mind, I have set out below an indicative timescale for the development of this site:

- March 2018: initial scheme preparation and pre-application discussions with WBPC
- April 2018: scheme refinement and pre-application discussions with CBC and WBPC
- March – June 2018: preparation of supporting technical reports; discussions with statutory consultees; public exhibition of proposals; ongoing discussions with WBPC
- June 2018: planning application submission; ongoing discussions with WBPC
- September 2018: suggested planning committee date
- November 2018: Planning decision issued
- January 2019: acquisition of site; site preparation works; discharge of pre-commencement works
- February 2019: start on site; first occupations October 2019; 18 month build programme (complete April 2021).

I have reviewed your draft Neighbourhood Plan policies and can confirm that we will prepare a scheme that complies with the following:

- Provision of 30% affordable housing in a mix to be agreed with CBC's housing department;
- Provision of a mix of housing types to suit the expressed demand for starter homes, small homes and those wishing to downsize.
- Agreement to controls to prevent future extensions to the buildings so that the housing mix can be maintained in perpetuity.
- The provision of a 10m open space strip along the Colchester Road frontage that will also provide footpath and cycle path connections, where suitable.
- The provision of a direct fibre broadband provision into each home.
- A layout that allows for future connections to adjoining sites.

I trust that this letter provides you with the clear confirmation that you need from me about our absolute commitment to this site. Please do not hesitate to contact me should you require any further clarification at this stage.

I look forward to further discussions about our plans over the coming weeks.

Yours sincerely



Robert Eburne
Director of Planning

Enc.

c.c. Nicky Parsons

Highfields
Seven Star Green
Eight Ash Green
Colchester
CO6 3QB

23rd February 2018

Laura Walkingshaw
West Bergholt Parish Clerk
80, Chapel Road
West Bergholt,
CO6 3HL

Re: Land adjoining Colchester Road, West Bergholt

Dear West Bergholt Parish Clerk,

Further to our recent meeting with the planning group from West Bergholt Parish Council, we wish to confirm in writing our intentions concerning possible development of the land to the north of Colchester Road, opposite the Treble Tile PH and that backing onto the apple orchards owned by our family.

We have been consulting with the Parish Council for some 5 years now, and have been closely involved with their proposals for the village Neighbourhood Plan. We would hope to build in close accordance with the Plan, with a view to preserving the open, rural nature of the village whilst providing the type of homes as specified within the Plan. We also believe that our ideas fall in with those proposed by Mrs A. Price and her family who own land adjoining our fields. Hopkins Homes, who have options on land also adjoining our field opposite the Treble Tile PH, have also been party to discussions with the Parish Council, although we clearly have no say on what has been agreed between them.

It is our stated intention, should permission be given to build on our land, to arrange the construction of a combination of 2 bedroom bungalows suitable for older residents, 1 bedroom maisonette-style homes at an affordable cost, and 2 or 3 bedroom affordable starter homes suitable for young families. If at all possible, we would like these homes to be taken up by families with a local connection. We are also very interested in having an Alms House type of arrangement which could be targetted towards local people, paying affordable rent to a Housing Association. We have not tied ourselves into any arrangement with building or land developers because we would like to retain a say in what we and the Neighbourhood Plan feel is best for West Bergholt.

We hereby confirm that this letter may be used as evidence of the deliverability of the above sites through the next phase of the West Bergholt Neighbourhood Plan.

Yours sincerely,



Mr and Mrs Stephen Penrose

32 Colchester Road
West Bergholt
Colchester
CO6 3JG

Tel: 01206 242002
07740 724031

8th. February, 2018

Laura Walkinshaw
80 Chapel Road
West Bergholt
Colchester
CO6 3HL

Dear Laura.

West Bergholt Neighbourhood Plan

Thank you for inviting us to the meeting on Wednesday 31st January with Parish Councillors and the Penrose Family. It was very useful to hear more about the progress of the Neighbourhood Plan and how the steering group are looking to allocate the land within my ownership for residential development.

As discussed we are in the process of preparing a planning application for residential development, adjacent to 32 Colchester Road, West Bergholt. In accordance with the emerging Neighbourhood Plan, this site will include the delivery of 2 and 3 – bedroom houses with the provision of 30% affordable housing in a mix to be agreed, as well as agreement to control further extensions on those houses and the provision of a 10-metre open space strip along the frontage to Colchester Road.

Therefore please take this letter as confirmation that we are in full support of this site coming forward under the Neighbourhood Plan as part of a larger residential allocation.

We expect to be meeting with Mr and Mrs Penrose to continue the discussion with regards to these sites.

Please do not hesitate to contact me with any further questions.

Kind Regards



Angela Price

cc Mr. & Mrs. S. N. S Penrose