

## **Policy PP28: Land West of Station Road, Wakes Colne**

In addition to the infrastructure and mitigation requirements identified in Policy ST 7 and subject to compliance with all other relevant policies, development will be supported on land within the area identified on the policies map which provides:

- a) Approximately 200 new dwellings of a mix and type of housing to meet evidenced needs and be compatible with surrounding development;
- b) Safe and suitable site access to required highway design standards and point of vehicle access to be agreed with the Highway Authority and demonstration that proposal would not be detrimental to highway capacity or safety. This is to include provision of a link road between Station Road and the A1124 and stopping access along Station Road to through traffic;
- c) Creation of enhanced pedestrian priority route along the lower section of Station Road (where through traffic is restricted) to provide a safe route to the railway station;
- d) Provide a safe pedestrian access to ensure connectivity within and throughout the site to existing footways and any public rights of way, particularly to the southwest of the site. Ensure provision of green infrastructure connections and recreational access to the countryside, also securing active travel links and connections to the settlement;
- e) Mature trees and hedgerows within the site should be retained;
- f) Onsite BNG measures should focus on buffering and extending the adjacent Acorn Wood LoWS and strengthening north to south connectivity (this an important ecological corridor). The site is on the north valley slope of the Colne valley with patches of superficial sand and gravel deposits, which might make parts of it particularly suitable for grassland creation;
- g) Screening comprising locally appropriate hedgerows and/or woodland will be required along the site boundaries to ensure that development is sensitively integrated into the landscape to reflect and reinforce rural character;
- h) 'Enhanced Open Space' substantively in excess of 10% of the allocation area must be provided as open space. This should include of approximately 8 hectares within the site to provide recreation, community and BNG uses;
- i) Support will be given to delivering standing freshwater, woodland or grassland habitat to support the delivery of the strategic creation opportunities in the Essex LNRS;
- j) Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the allocated site includes A Conservation Area, eighteen Grade II, three Grade II\*, one Grade I Listed Building and one Scheduled Monument as informed by the stage 1 HIA;
- k) Demonstrate adequate capacity for managing wastewater including proposed phasing requirements or alternative solutions to the satisfaction of the Council and Anglian Water;

- l) A range of measures in addition to prioritising SuDs (Policy EN8) and water efficiency measures to reduce the risk on impact on the WRC capacity as a result of planned growth including:
  - i) Removal of unrequired network flows;**
  - ii) Targeted education to include new residents of the development;**
  - iii) Reduction in the demand for potable water.****
- m) Any site specific infrastructure requirements from the IDP (likely to include education provision, highway mitigation, water and wastewater and specific community / open space provision).**