Welcome

Welcome
to our virtual exhibition about the proposed preparation of a Masterplan for the North of Lowestoft Garden Village. The purpose of this consultation is explained here.

This exhibition has been prepared by the main landowner and site promoter of this Masterplan area (Suffolk County Council) in consultation with East Suffolk Council. This exhibition comprises:

- Background Information in these exhibition boards but also here;
- Masterplan Frameworks for consultation I these exhibition boards but also here;
- Additional supporting information, which is accessible via hyperlinks within these exhibition boards;
- Frequently Asked Questions (FAQS) located here; and
- A Questionnaire and opportunity for leaving feedback here.

At the current time, whilst it is not possible to undertake face to face consultation events, we are providing you with as many ways to provide feedback and view this presentation as possible.

If you would like to comment, the ways to do so can be found on the feedback and next steps board, which is the final in the series of these presentation boards. **All comments must be received by 15th February 2021.**

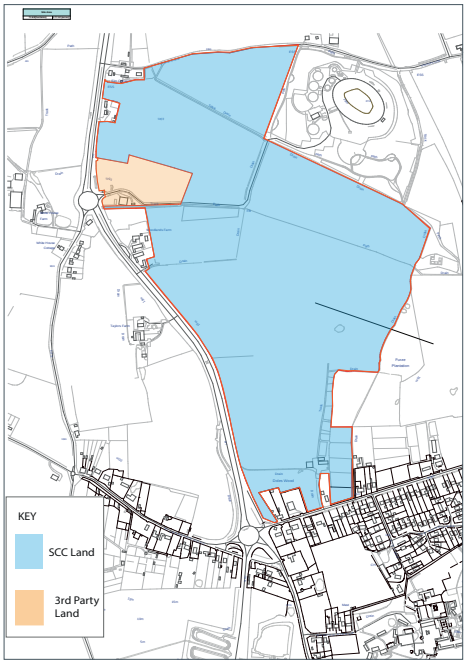
The Site

Vew along Corton Long Lane

Vew along Stirrups Lane

View towards Water treatment works

Barn Owl Lodge



The Site
This Masterplan relates to a broad area of land, which comprises approximately 71 hectares that sits to the east of the A47 (formerly A12) to the north of Lowestoft within the parish of Corton.

The site is currently arable land which lies adjacent to the village of Corton. To the north is the Lowestoft Sewage Treatment Works. Beyond the Site's immediate boundaries is a series of holiday parks and further arable land between the site and the village of Hopton. To the south lies Corton Long Lane a residential rural lane, which forms an extension of the village of Corton and beyond this are a number of leisure uses, such as the Lowestoft Rugby Club, Gunton Hall and Pleasurewood Hills theme park. West of the A47 is an expanse of arable land between the site and the village of Blundeston.

Landownership
The plan adjacent shows ownership of land within the area allocated for the Masterplan. Suffolk County Council (SCC) is in control of a substantial part of the Masterplan area and is seeking to work jointly with the adjoining landowner to deliver this Masterplan.

SCC has identified this Masterplan as an opportunity to drive forward early delivery of housing and infrastructure pursuant to its corporate objectives of increasing the supply of housing in the County and improve access to housing and affordability.

Policy Context

The adopted Waveney Local Plan (2019) allocates this site as an area of 71ha of land for mixed use development under Policy WLP2.13 'North of Lowestoft Garden Village' comprising of the following:

- 1,300 dwellings (of which 30% will be affordable);
- Retirement community comprising care, extra care and sheltered dwellings;
- 8ha employment (falling under use class B1, B2 and B8);
- 2 form entry Primary School and pre-school setting;
- A local shopping centre comprising a convenience store, cafes, pre school setting, community centre and other local services; and
- Playing field, play areas and green infrastructure.

The Local Plan seeks delivery of at least half of the 1300 new homes alongside supporting land uses and infrastructure in the period up to 2036, with the remainder to be delivered between 2036 and 2044.

Other supporting policy objectives for this site include:

- Maintaining the identity of Corton through this Masterplan;
- Significant amounts of green infrastructure;
- Meeting Building for Life Criteria;
- Pedestrian and cycle links to Lowestoft and Hopton;
- Potential for a self-serving limited phase of development accessed from Corton Long Lane; and
- Designed using garden city principles.

This Masterplan will set out a vision and delivery strategy for the achievement of these policy requirements.

The Garden Village

East Suffolk Council's key objective for this site is the delivery of a garden village using garden city principles. We would like your views around the vision and aspiration for a garden village on this site. Please follow this link ■ for further information regarding how garden city principles will be employed in the delivery of this garden village proposal.

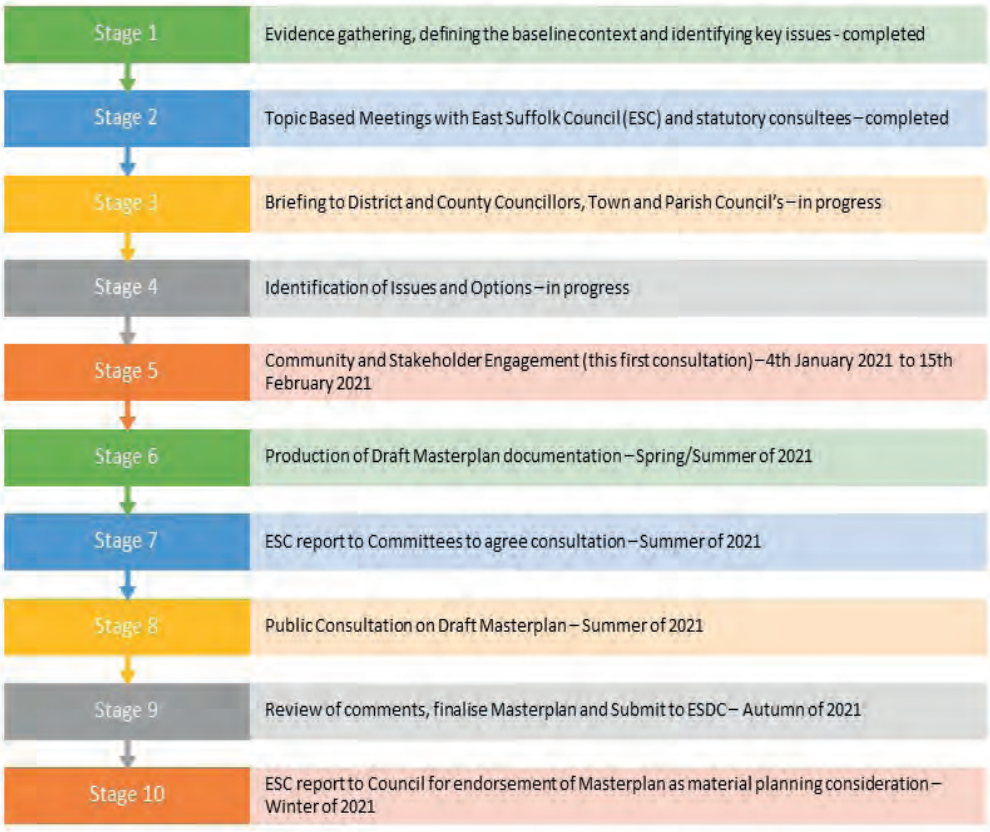
Whilst not set out in planning policy, Suffolk County Council has its own corporate objectives for the delivery of this new settlement which include addressing a climate emergency called by the County Council through sustainable design principles in the masterplanning process. Further information in this regard is provided within this exhibition.

The Masterplanning Process

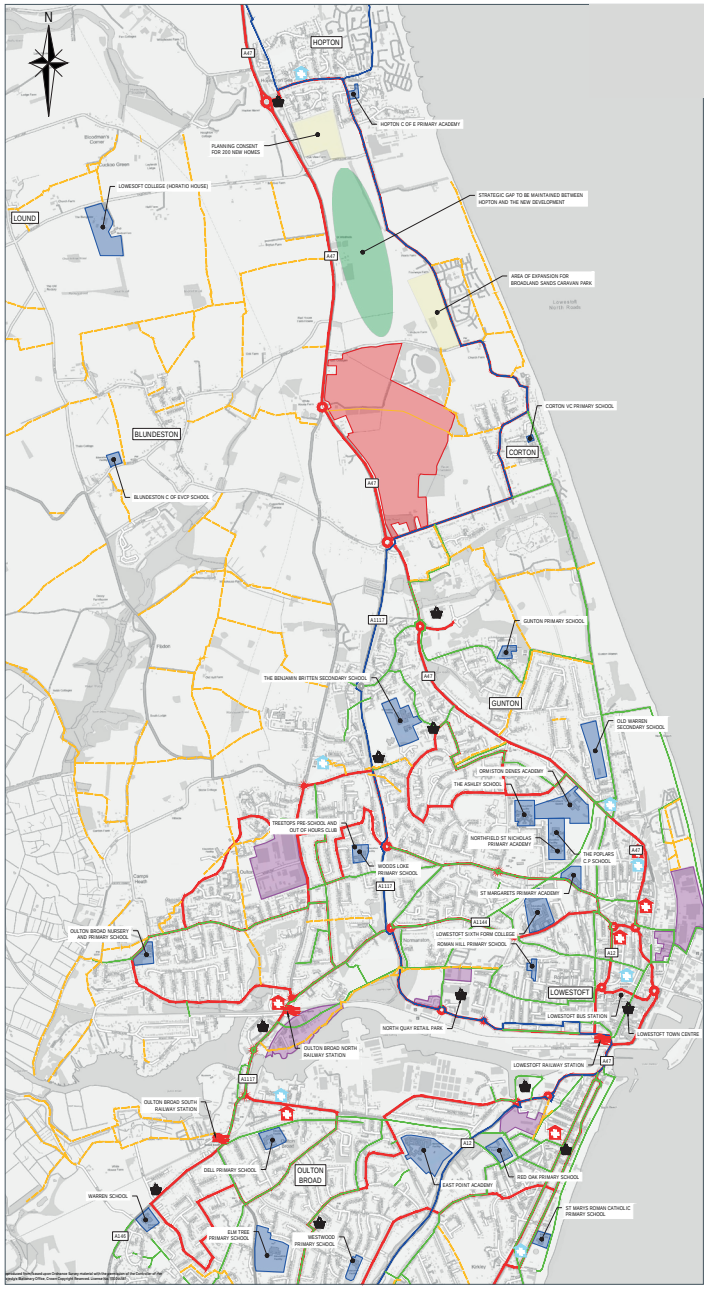
What is a Masterplan?
Masterplans are strategic documents which set the vision and implementation strategy for a development. Masterplans focus on site specific strategies such as the scale and layout of development, mix of uses, transport and green infrastructure. Masterplans do not undertake detailed design and infrastructure planning as this is undertaking at the planning application stage which would follow the approval of a Masterplan.

The Masterplan Process
East Suffolk Council's (hereafter referred to as ESC) Local Plan requires a Masterplan for this site to be approved by the Council before any planning applications are determined. Prior to this consultation SCC has undertaken extensive local stakeholder consultation, with surrounding Parish Council's and the Lowestoft Town Council including technical stakeholder workshops. That engagement was undertaken through video conferencing and document share because it has not been possible throughout 2020 to undertake face to face events.

This consultation marks the first public consultation with the wider community by SCC. All feedback received by SCC as part of this and future public consultations will be considered and modifications made, where appropriate, by SCC, prior to the Masterplan being considered for adoption by ESC. The flow chart below maps out the key stages of the Masterplan process and charts the stage of this current consultation.



Context Analysis



Context Plan

Context Analysis

The Masterplan area is located to the north of Lowestoft to the east of the A47. Lowestoft, together with Carlton Colville, Corton, Oulton and Oulton Broad represent the largest built up area in the District with a combined population of nearly 70,000 people. The port of Lowestoft and supporting industries are a significant contributor to the local economy, which is also supported by tourism, fishing, and manufacturing. The town and the area of concern in this Masterplan has good road connections to Great Yarmouth to the north.

The immediate context of the site to the north of Lowestoft is a rich landscape of arable farm land, a network of villages to the north, east and west, and a strong presence of the tourism sector given the proximity of the area to the coast line.

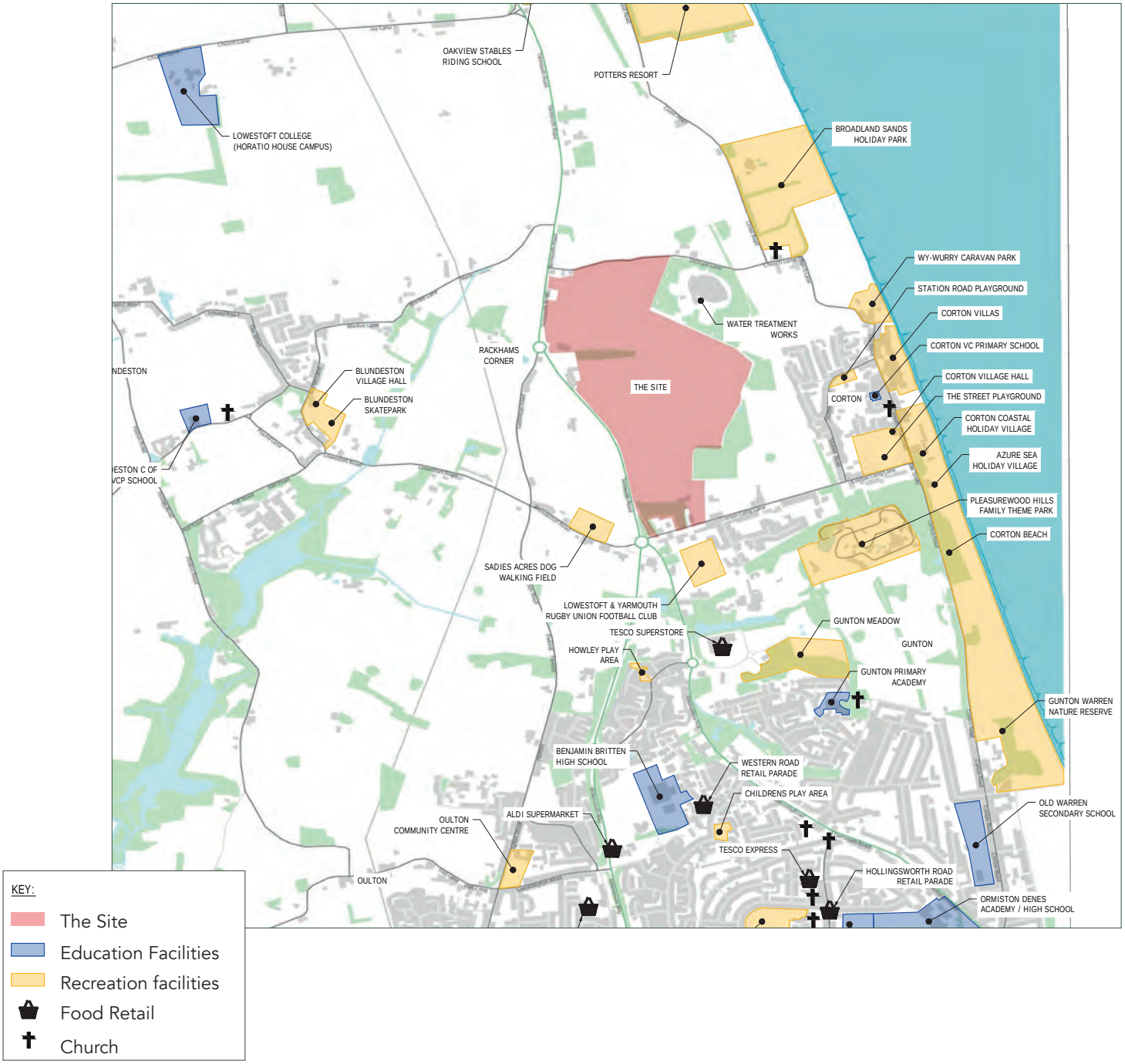
The coastline to the north of Lowestoft (and north and east of this Masterplan area) is marked by several holiday parks and supporting leisure facilities, but there is a clear presence of the existing local community, such as the village of Corton, Blundeston, Hopton and Gunton, which is well served by public services, such as schools, library, village halls, play and recreations areas, and convenience shopping and services.

A network of Public Rights of Ways (PROW), cycle routes (signed and national routes) and bus routes connect this land north of Lowestoft with Hopton and Great Yarmouth to the north and Lowestoft and its town centre to the south.

The plan above identifies the existing pedestrian and cycle paths and PROW that will provide connection and movement between the Materplan area and the existing services and facilities within the local area. The Lowestoft town centre falls within a 3km radius of the site and is highly accessible by pedestrian and cycling routes.

Context Analysis

The more immediate local context is illustrated on this plan which highlights that the Masterplan area is highly accessible by pedestrian, and cycling to neighbouring villages and settlements, services and facilities and there is an opportunity to integrate these with the new Garden Village.



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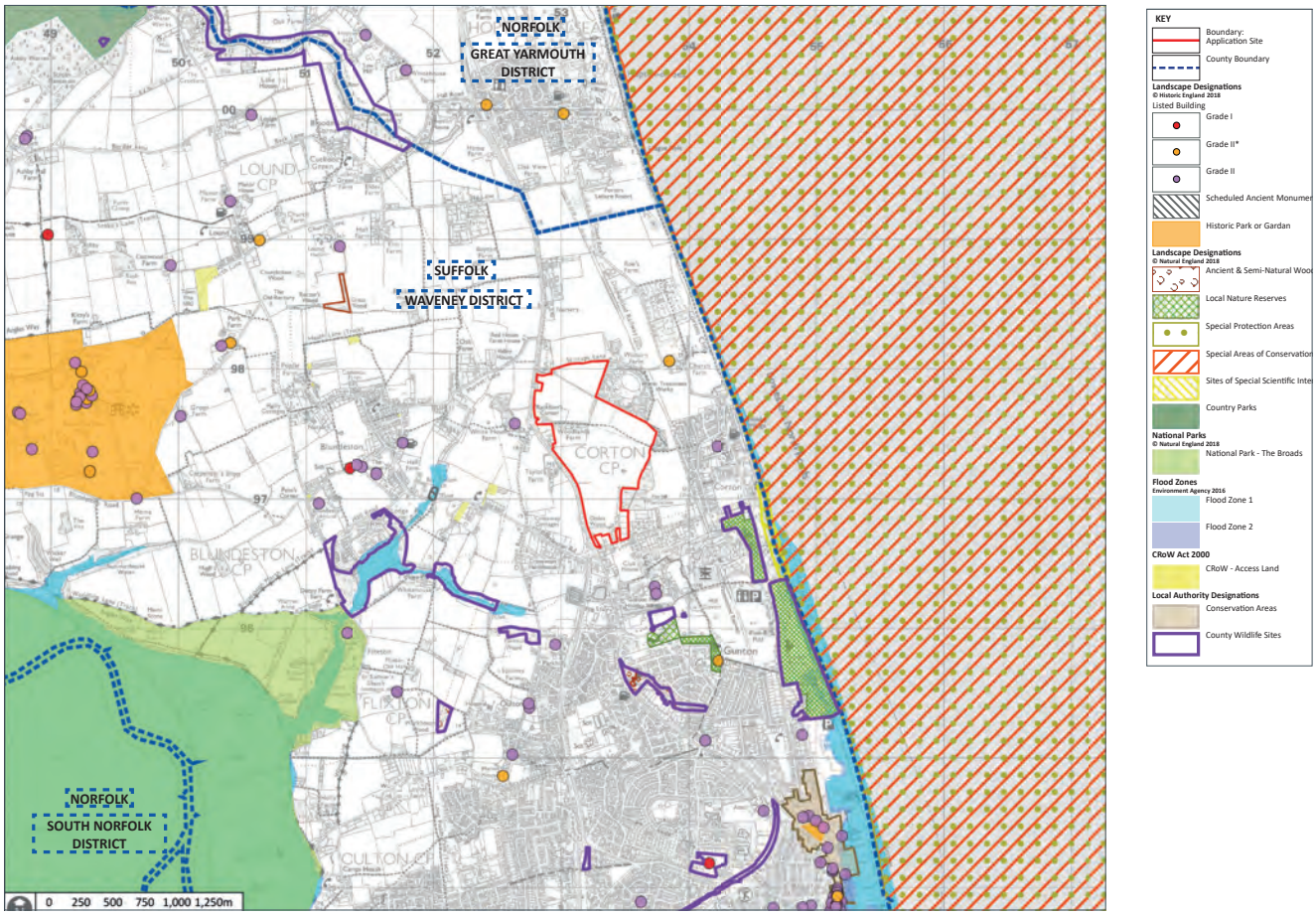
Natural Environment



Natural Environment
The plan above identifies nature conservation sites of note within and around the North of Lowestoft.

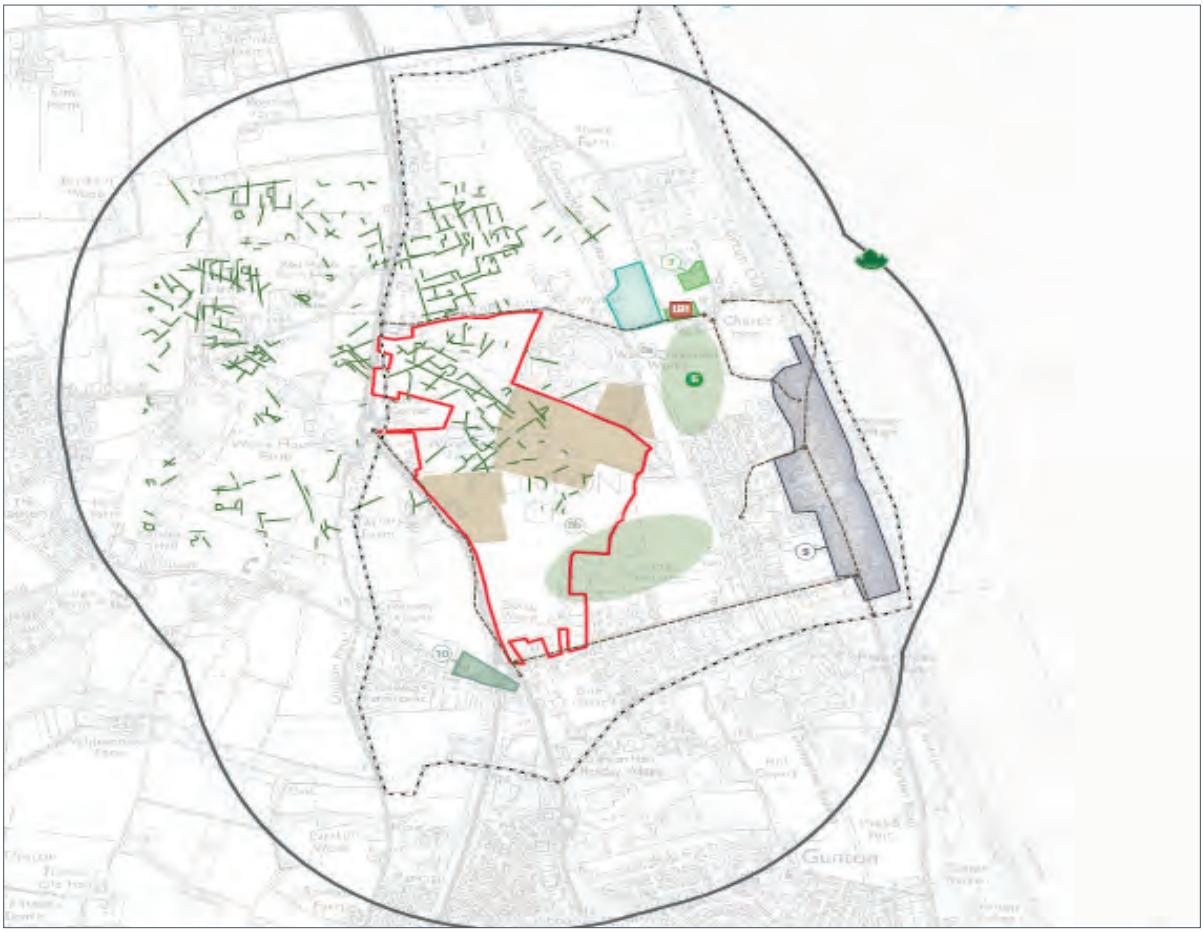
There are no designated sites within the site boundary. Biological records have confirmed the presence of thirteen non-statutory designations within the 2km search radius. The closest of which is Corton Woods (CWS), located 690m south-east of the site, offering scrub, woodland, grassland and open water habitat for local wildlife.Four statutory designated nature conservation sites are located within 2km of the site. Two of which are Local Nature Reserves (LNR), one Site of Special Scientific Interest (SSSI), one Special Area of Conservation (SAC) and one Special Protection Area (SPA). Five internationally protected sites are within a 13km search area from the site. Some site specific mitigation, in the form of suitable accessible natural greenspace (known as a SANG), will be required alongside other measures to manage the potential for impact from increased recreation pressure by new residents of this development, and is considered further in this exhibition. Additional information regarding the wider context of the natural environment can be found here.

At the local level the site comprises predominantly arable land, with areas of semi-improved grassland, woodland (broadleaved and broadleaved plantation) and scattered scrub. Areas of open water were noted onsite and also recorded offsite, with both dry and wet ditches. Scattered trees and species-poor hedgerow (intact and defunct) were noted predominantly within boundary vegetation. These habitats have the potential to support some protected species.

Opportunities for biodiversity protection and enhancement will be considered in this Masterplan.

Additional information can be found here.

Historic Environment

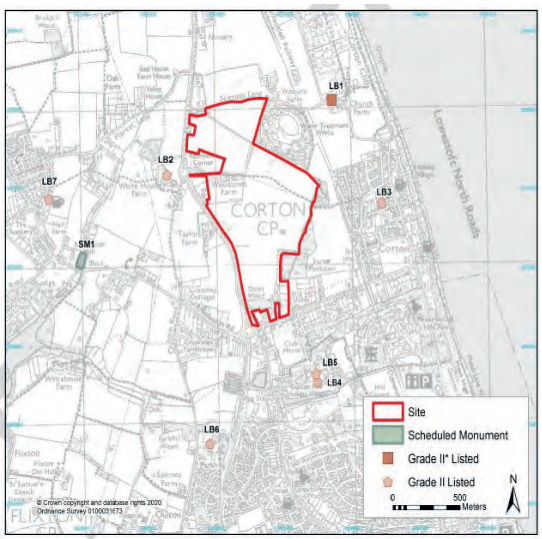


Plan showing potential archaeological finds

Historic Environment

The Local Plan notes that this site has high potential for archaeology and requires that any future planning application be supported by the results of an archaeological evaluation, and proposals for managing any impacts. The plan above identifies the sites potential for archaeology and initial evidence indicates that the potential for below-ground remains would not be of the highest level of heritage significance, and therefore not demanding preservation in situ. It is, rather, anticipated the archaeological remains within the site are of regional and local significance. However, further archaeological work will be undertaken to inform the Masterplan as this proposal develops.

There are no built heritage assets within the more immediate environs of the Masterplan area, however there are some listed buildings outside the periphery of the Masterplan area and therefore consideration will be given to impacts on their settings. Our initial evidence indicates that whilst any residential development on the site would result in changes to the setting of two nearby Listed Buildings (St Bartholomew's Church to the north east of the sewage water works) and Whitehouse Farmhouse (to the west of the A47), it is unlikely that such change would cause harm to their heritage significance.

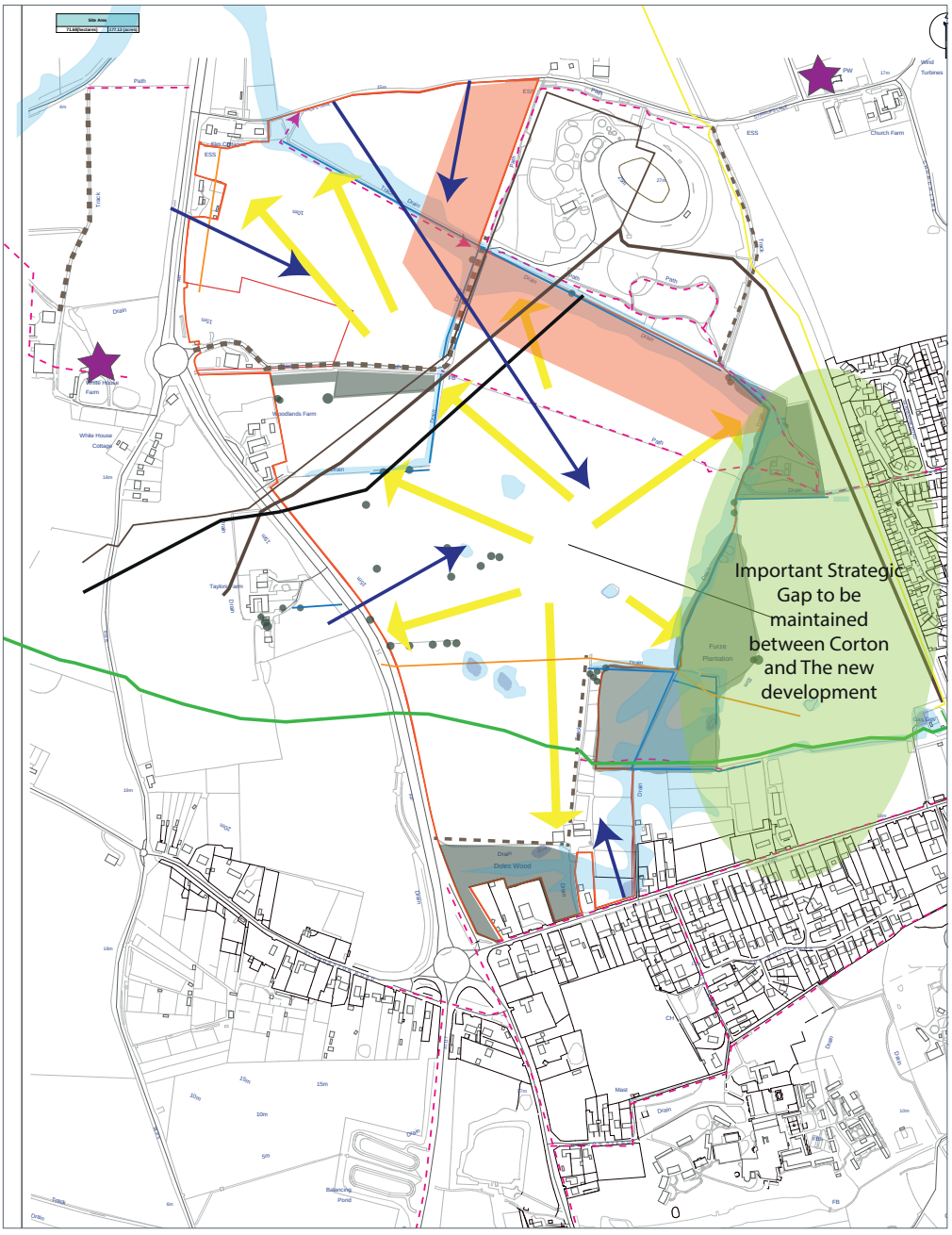


Plan showing location of listed buildings and scheduled monuments

Please provide us with your feedback concerning this information here

Please read this exhibition material in conjunction with the virtual exhibition at www.northoflowestoft.co.uk

Constraints Plan



Key

- Allocation Boundary
- Existing Woodland
- Flood Contours
- Strategic Gap
- Cordon Sanitaire (8.6ha)
- Existing Footpaths
- Existing Tracks
- Indicative Primary Route
- Views into the Site
- Slope
- Existing Ditch
- Overhead Power Line
- IP Gas Main
- HP Gas Main
- Foul Sewer
- Decommissioned Sewer
- Listed Buildings

A review of the existing site constraints has been mapped to understand their influence on the production of the Masterplan Frameworks.

Utilities
There are a number of utilities that cross the site as shown on the plan below. These will inform the detailed design at the planning application stage.

Flood Zones
The Environment Agency flood maps for planning show that the the site falls within Flood Zone 1, which has a low probability of flooding and therefore flood risk does not represent a constraint to development of this site or restrict the location of more vulnerable land uses, such as residential. A natural ditched watercourse is located along the sites east and north boundary which must not be developed or diverted without compensation.

Cordon Sanitaire
The Corton Water Recycling Centre (WRC) operated by Anglian Water Services (AWS) is located to the north east of the Masterplan area and it is therefore necessary to observe a 'cordon sanitaire' which is free from residential uses. Information held by AWS suggests that a 100 m buffer from their boundary is appropriate and it is considered that beyond this residential properties are at a low risk of odour related amenity impacts and that AWS will not object to the development. Inside this buffer, less sensitive land use such as commercial, recreation and flood alleviation will be acceptable.

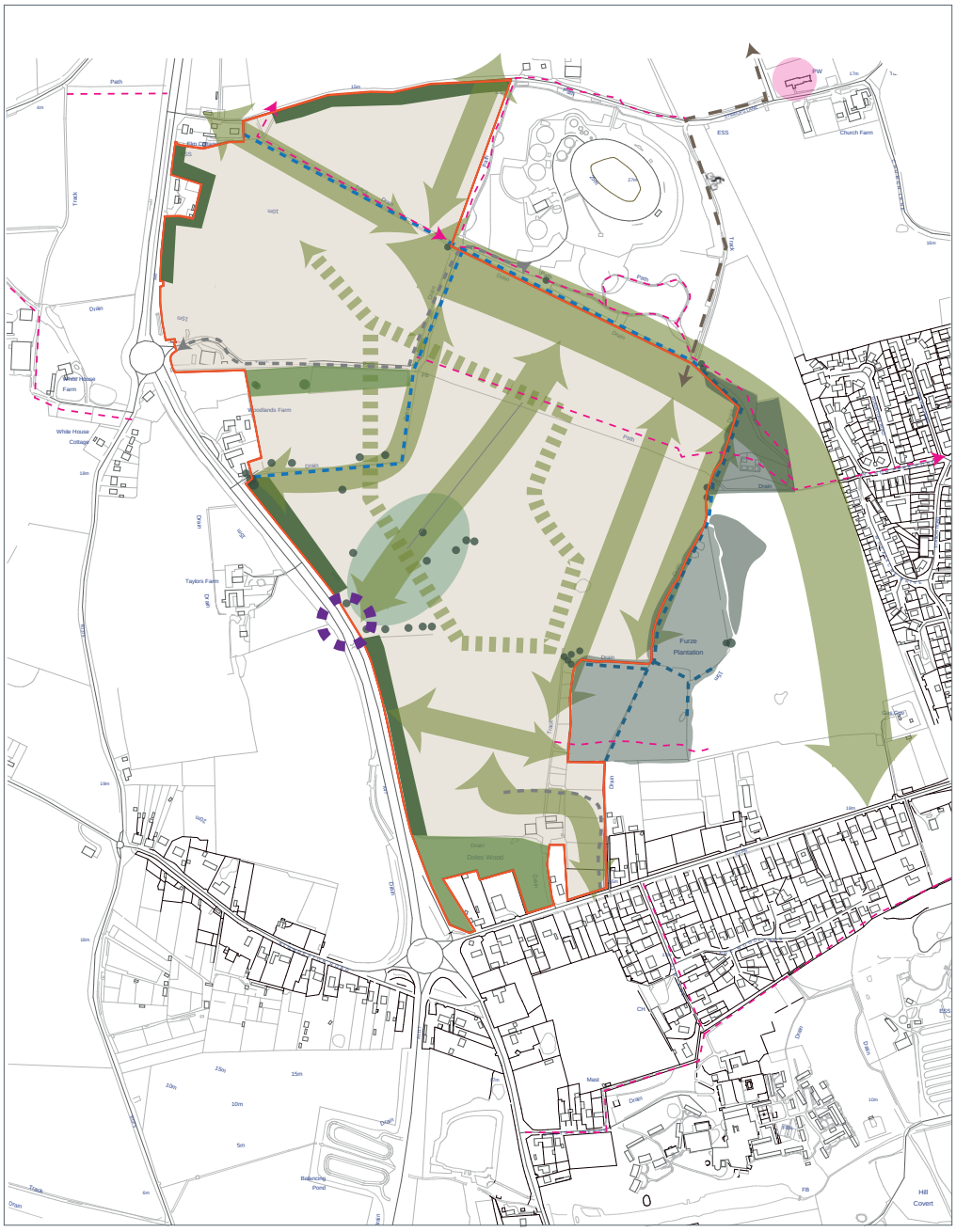
Existing Vegetation
There are some existing hedgerows and a few trees on the site which will be retained and enhanced. Woodland belts interspersed along the south and east boundary, which will require appropriate protection through the Masterplan.

Strategic Gap
An important strategic gap between the Masterplan area and the village of Corton has been identified and is proposed to protect the identity of Corton village and ensure that this new Garden Village is distinct, whilst connected.

Topography
The site has its highest point within the centre of the site with slopes to the north, south and east as represented by the yellow arrows on the adjacent plan.

Public Rights of Way (PROW)
The PROWs that cross the site will be retained.

Opportunities Plan



Opportunities Plan
The opportunities plan shows the elements of the site and its surroundings which have influenced the early design rationale of the landscape-led masterplan. The elements include the opportunity to create green routes and corridors, frame and maintain long distance views, protect and enhance vegetation and bio diversity, and to retain and offer new connections to existing public rights of way

Green Corridors
The existing hedges, woodland and routes form the basis of a connected green network within and around the site. These interconnected green corridors, indicated by the green arrows, offer movement around the site and connections to the wider landscape.

Views
The tower of St Bartholomew's Church to the north east of the site is a local landmark that can be seen across the site and surrounding area. There is an opportunity for the relationship between the site and the church to be enhanced through strategic green corridors. These would frame views which would enhance townscape and aid way finding.

Vegetation
The site contains little in the way of vegetation within the site but includes a number of areas of woodland and wooded belts to the southern and eastern boundaries. The intention is to retain as much of the existing vegetation as possible. The opportunity exists to increase significantly the level of tree cover in the area, using blocks of woodland along the eastern and western edge to help fragment views of the proposed development.

Public Rights of Way
Public Rights of Way within and adjacent to the site afford good connections into Corton, Gunton and the wider landscape. Further connections can be formed to connect into Hopton to the north and Gunton to the south.

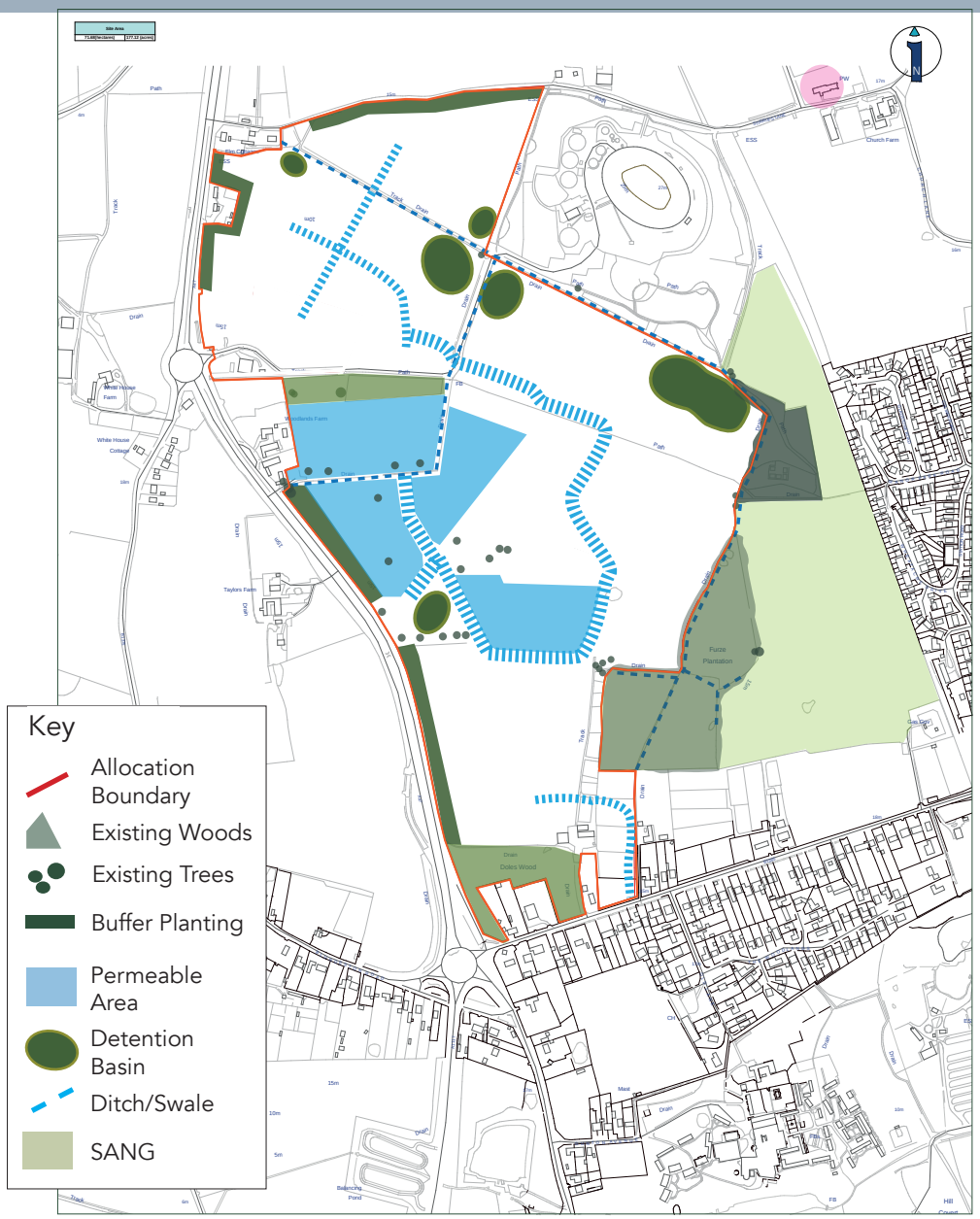
Developing the Masterplan Framework

These next series of presentation boards provide an indication of the guiding frameworks that represent the various layers that stack to inform the production of a Masterplan. These layers are being explored at this preliminary stage of the Masterplanning process.

These frameworks are presented to given an indication of key principles that will inform the design stages of the Masterplan and to explain how key matters, such as drainage, landscaping, ecology and transport for example could be managed through the Masterplan.

We are weeking your views regarding our preliminary guiding frameworks and encourage you to complete our consultation feedback.

SUDS Framework



Example of a part wet detention basin

Example of a dry detention basin

Example of a road side swale

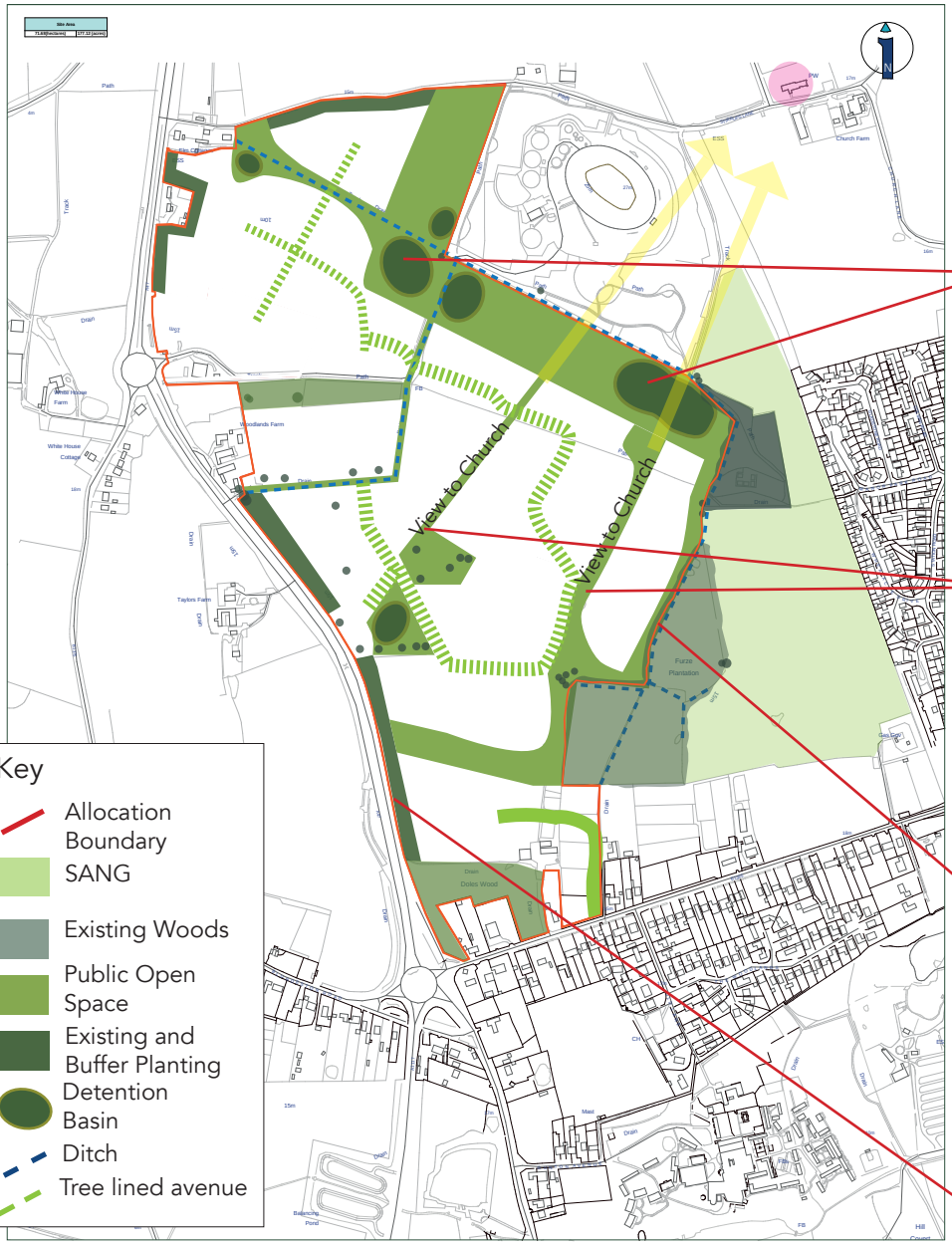
Example of a green route swale

Blue Corridors (Drainage Strategy)

This board illustrates a potential drainage strategy for the site utilising Sustainable Urban Drainage Systems taking into account the site levels and features within a framework and we welcome your feedback. The drainage strategy is designed to ensure that surface water flowing from the site is directed into the water course at Flixton and the rate of flow is managed, taking into account an allowance for future climate change and ensuring wherever possible a betterment on the current situation, in accordance with best practice. To achieve this, a number of drainage measures are proposed to manage and control water flows across the site and their discharge into the exiting watercourse. These measures include on plot attenuation for the commercial land uses and school, swales (specifically designed drainage ditches) and attenuation basins (dry basins) that hold water within the site at times of heavy rainfall, with a 48HR drain rate (but are otherwise dry and useable) and enable water to be released at a steady rate.

The strategy accords with the Sustainable Urban Drainage Systems Design Guide and will also include additional capacity for climate change.

Landscape



Example of SuDS basins (dry)

Long view to St Bartholomew's Church

Example of a woodland routes

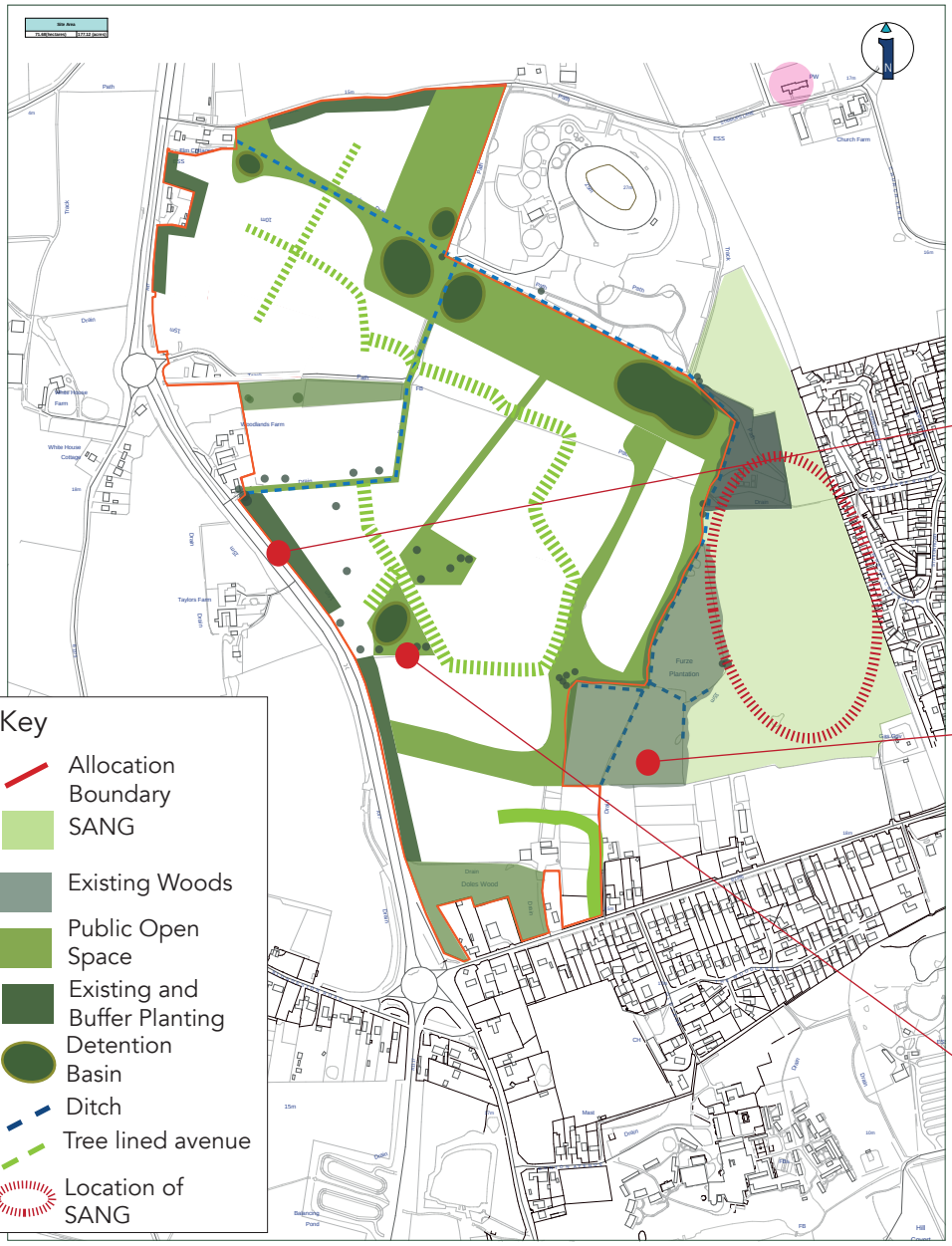
Example of buffer planting along A47

Landscape

This plan illustrates a response to the landscape context and characteristics of the site and identifies an approach to integrating landscape and ecological features within a framework and your feedback will inform the evolution of the Masterplan.

The landscape structure of the site is informed by the existing vegetation, Public Rights of Way and local landmarks. The access to the site has been moved slightly north to retain the groups of trees and treelines. This creates a pair of green spaces at the entrance in the heart of the local centre. A green corridor provides a view of the church tower from this point and forms a link to the wide green space within the cordon sanitaire. This area will contain SuDS basins and playing fields and links to the east. A generous buffer zone is allowed for along the western boundary against the A47 to reinforce the existing treeline and create a wooded edge to the site. Other green routes are provided along the wooded edges of the site and along the gas main, creating an interconnected network of open spaces.

Ecology



Existing hedgerows to be retained

Potential Bat foraging to be protected

Existing trees to be retained

Ecology Framework

This plan illustrates a response to the ecological context and characteristics of the site and identifies an approach to integrating landscape and ecological features within a framework and we welcome your feedback.

The landscape framework has been designed with a focus on a living landscape that benefits all. As such, habitats of importance (specifically trees, hedge rows and woodlands) will be retained, protected and enhanced within the scheme to provide improved habitat to protected species in the long term. The drainage strategy has been designed to complement existing landscape and ecological features to provide a green/ blue corridor through the site, providing a multifunctional open space for residents and wildlife. A lasting management regime will be established to ensure that the habitats are maintained in optimum condition for protected species. The grassland areas will be managed as wildflower meadows, with scrub patches, providing habitats that are in decline elsewhere within the existing agricultural landscape.

The provision of 'Suitable Alternative Natural Green Space' known as a SANG will also form a key strategic aspect of the Masterplan's ecological framework. This is presented on the following board.

The SANG

Suitable Accessible Natural GreenSpace

Suitable Accessible Natural Green Space

To reduce recreational impacts on internationally protected sites, the proposed development will need to be designed such that new residents of the proposed development will not need to travel to the internationally protected sites within 13km of the site, simply because there are no other equivalent green spaces available to them.

The provision of Suitably Accessible Natural Greenspace (SANG) within the Masterplan area will provide new residents with an area for recreation, exercise, and dog walking. The SANG will need to be designed such that it provides an attractive alternative to visiting protected sites, and is designed to be used routinely by new residents of the new garden village.

The provision of a SANG will mitigate any adverse effects of recreational disturbance. The SANG will be designed at the planning application stage but for the purposes of the Masterplan the framework plans illustrate that a SANG, which is well connected encouraging visitor uses, includes destination play space and promotes dog friendly facilities and access routes will be promoted. A particular requirement is provision of a circular walk of 2.3km to 2.5km around the SANG .

Further information regarding the requirements for a SANG is provided here.

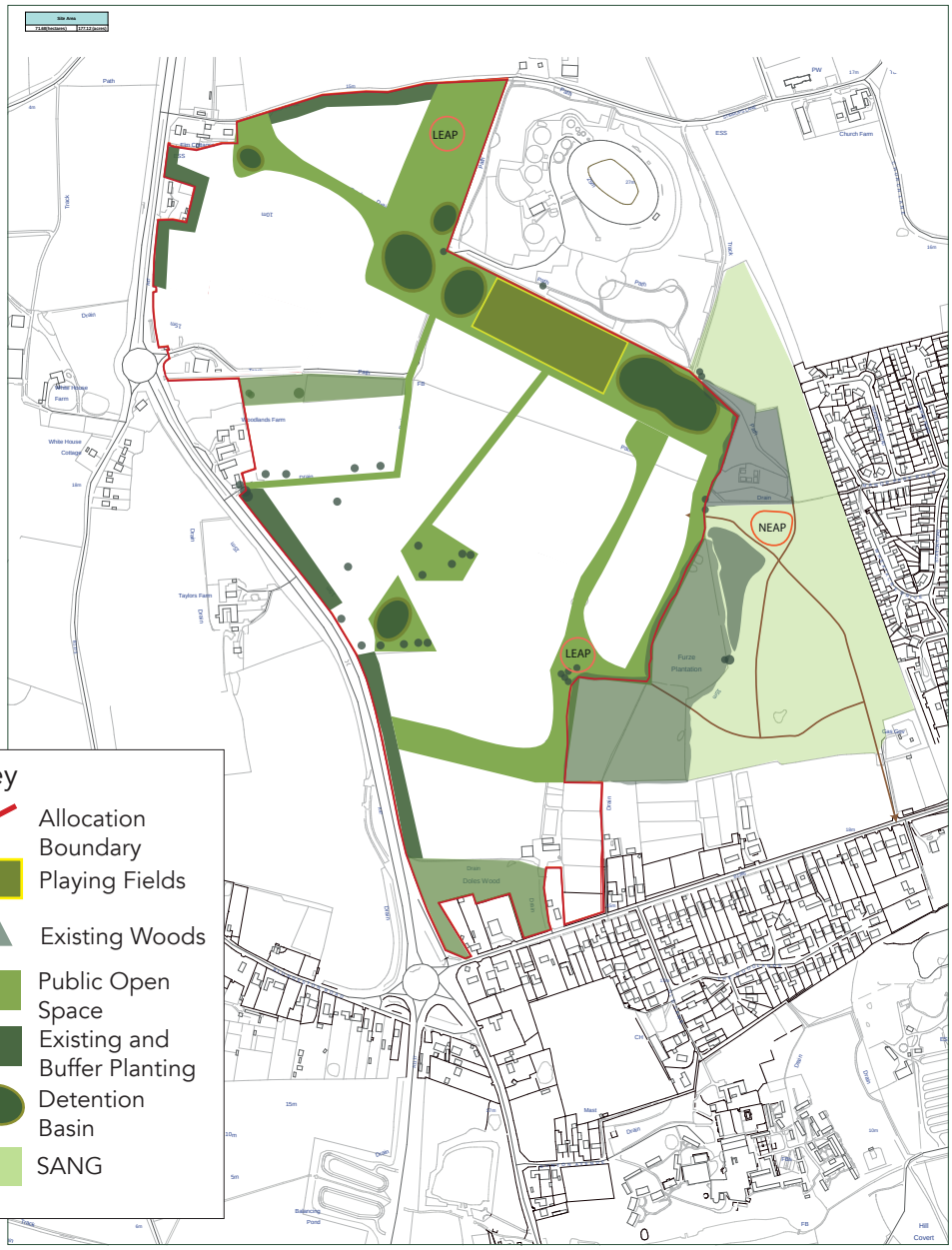
Gravel paths and rural boundary fence

Natural landscape features

Dog walking routes

Areas of meadow planting

Open Space



Informal Open Space

Formal Open Space

Playing Fields

Play Space

Open Space

Recreation and other forms of open space, such as allotments, parks, sports pitches, will be delivered as supporting infrastructure alongside the provision of new homes. This plan illustrates how recreation and open spaces could be provided and integrated within the wider landscape framework and your feedback will inform the evolution of the Masterplan.The Masterplan provides a well-connected network of multi-functional open spaces and formal provision exceeding 12 hectares of open space in addition to the SANG provision. Play spaces, known as Local Equipped Areas of Play (LEAP) and larger Neighbourhood Equipped Areas of Play (NEAP), are proposed to be evenly distributed throughout the Masterplan to give good access to land north and south and form part of larger multi-functional open spaces. A destination play space providing natural play is included within the SANG. Provision for allotments is made and sports pitches can be found along the eastern boundary.

It is proposed to make these spaces well connected to the existing settlement through walking and cycling networks boosting recreation provision across the town.

Please provide us with your feedback concerning this information here
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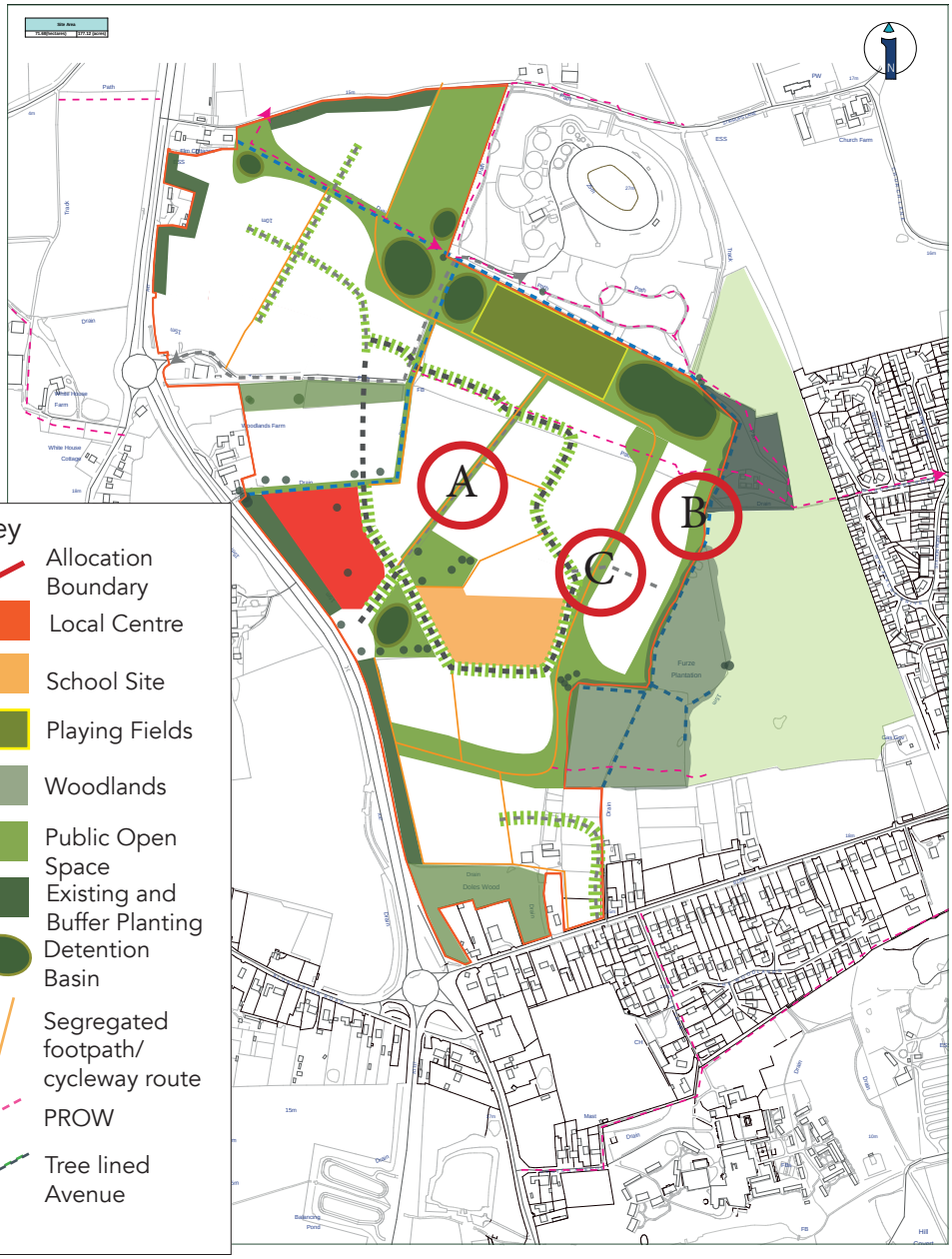
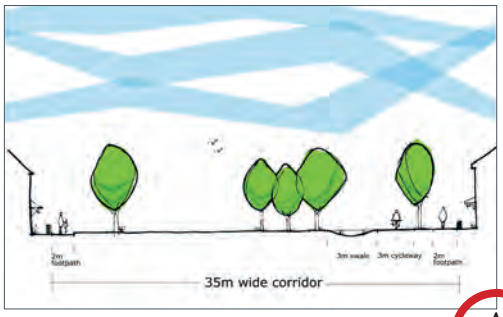
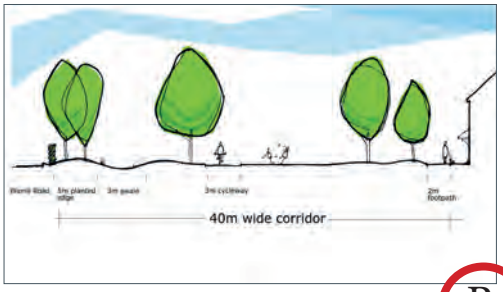
Green Routes





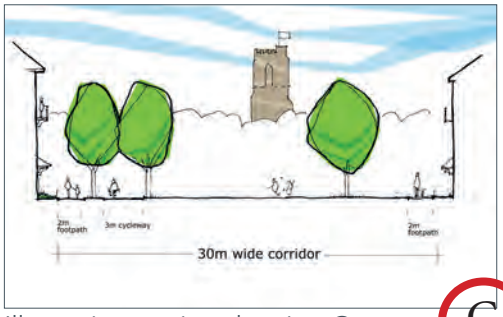
Illustrative section showing Green Route through central green Spine

A



Illustrative section showing Green Routes on western boundary and northern green corridor

B



Illustrative section showing Green Route with view to church

C

Green Routes and Corridors

This plan illustrates how green routes could be provided and integrated within the wider landscape framework and we welcome your feedback.

The purpose of the green corridors is to provide a series of walking and cycling routes through a network of accessible natural green space soft landscaped corridors which will also visually integrate this development into the existing landscape and break up the built form.

The green corridors will integrate the new communities north and south of the Masterplan area providing recreation and commuting for pedestrian and cyclists (rather than being solely dependent on the highway network) and provide direct connections around the site and beyond in an east-west corridor through to the SANG and beyond to Corton, and south through to Gunton and towards Lowestoft town centre. The green routes link to existing public rights of way connecting with surrounding villages. For further information please see here.

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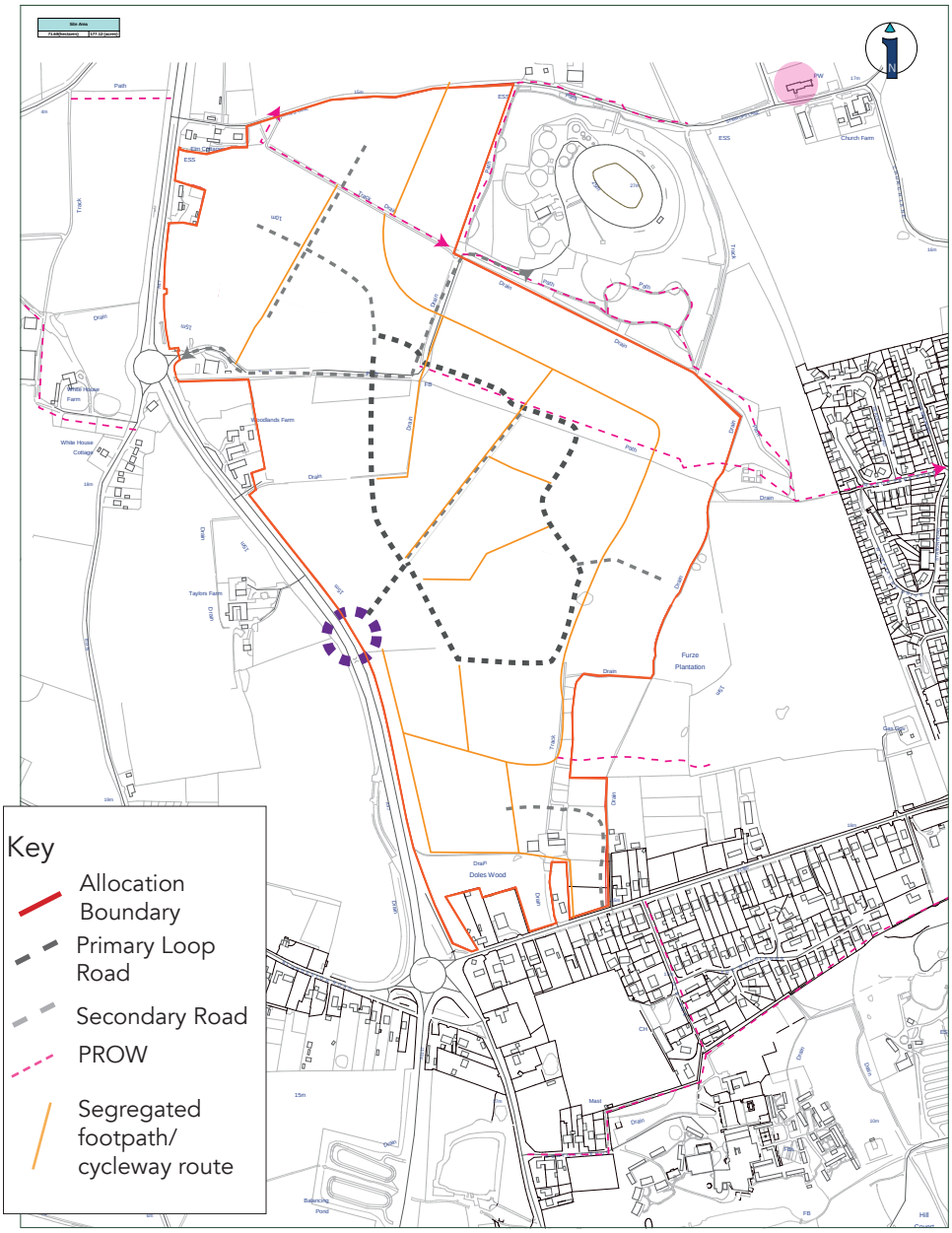
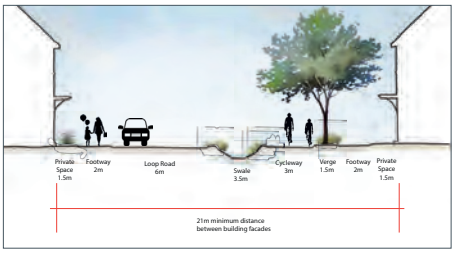
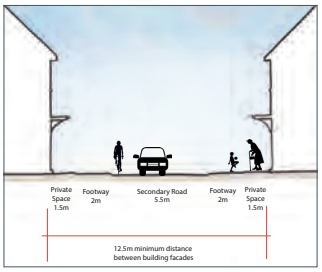
Movement Framework

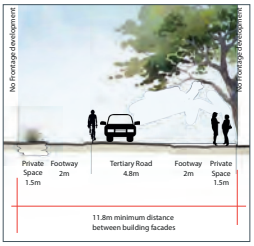




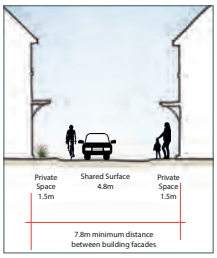
Primary Loop Road



Secondary Road



Tertiary Road



Mews

Movement Framework
This plan illustrates at a strategic high level where the main movement infrastructure (pedestrian, cycle and vehicular) could be designed and integrated within the town and we welcome your feedback.

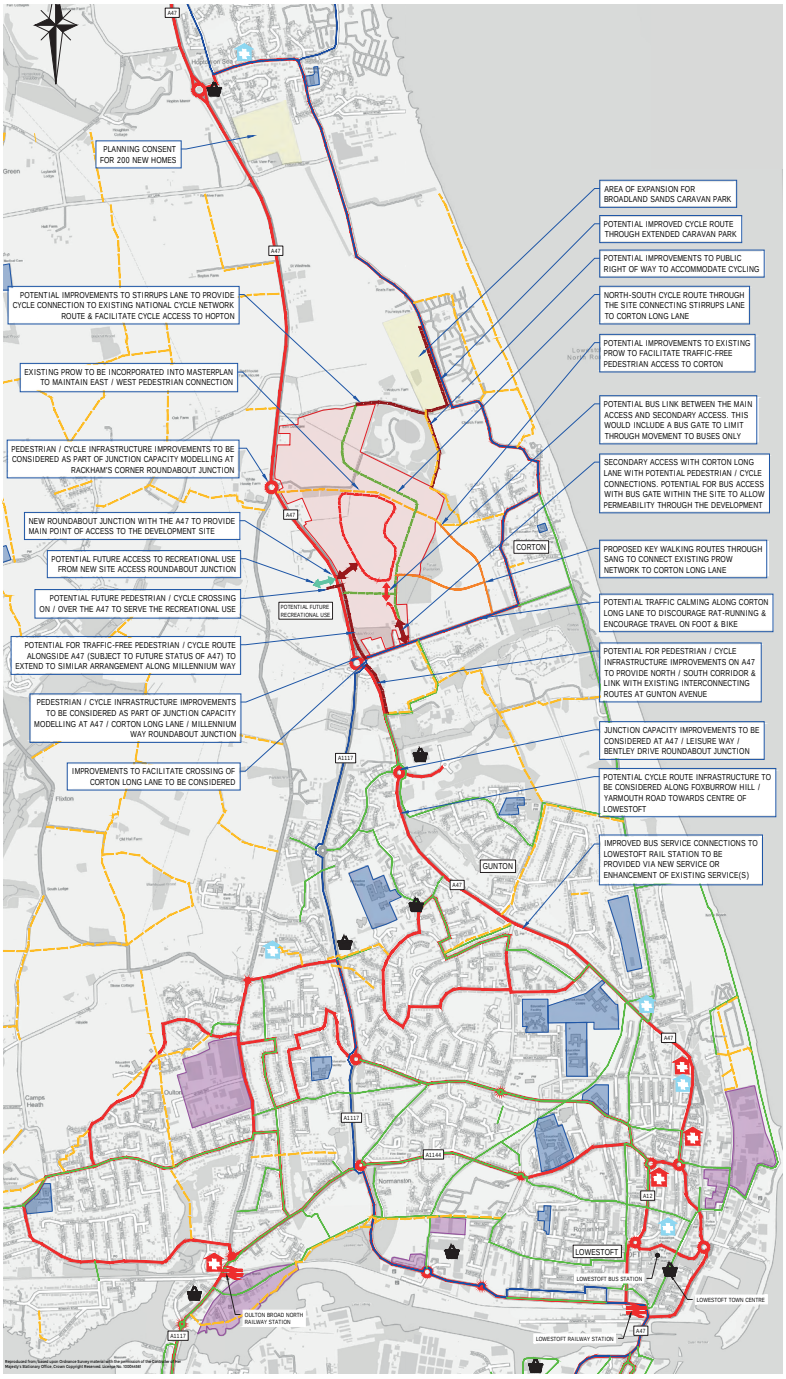
Illustrative sections of the minimum widths of the type of road networks that will serve the development (in addition to the green routes) is shown for information.

Transport Infrastructure

Transport Infrastructure

Whilst this stage of the Masterplan is to provide a visioning framework until detailed design and infrastructure planning is undertaken to inform a planning application consideration has been given to the potential transport infrastructure that could be required as a result of this mixed use development. This information is illustrative at this stage until detailed design and assessment work is undertaken at later stages of the process. There will be a requirement for further transport infrastructure to accommodate this level of development within the locality and potential improvement strategies are shown on this plan. Your feedback will inform the final Masterplan.

For further information please refer to our Frequently Asked Questions page.



KEY:

- THE SITE
- BUS ROUTE
- NATIONAL CYCLE ROUTE
- SIGNED CYCLE ROUTE
- EDUCATION FACILITIES
- EMPLOYMENT AREA
- RETAIL FACILITIES / SHOPPING PARADES
- HOSPITAL
- DOCTORS
- DENTIST
- RAILWAY STATION
- PUBLIC RIGHT OF WAY FOOTPATH / BRIDLEWAY / BYWAY
- POTENTIAL INFRASTRUCTURE IMPROVEMENT
- PRIMARY ON-SITE CYCLE LINKS
- KEY WALKING ROUTES THROUGH SANG
- POTENTIAL ON-SITE BUS LINK

Please use the magnifying tool to zoom into the adjacent plan

Please provide us with your feedback concerning this information here
Please read this exhibition material in conjunction with the virtual exhibition at www.northoflowestoft.co.uk

Climate Change

The masterplan sets out a commitment to addressing climate change challenges through design.
Both East Suffolk District Council and Suffolk County Council have declared a climate emergency, and policy changes in response to this. The following key principles will be considered through the masterplan and planning process.

Urban Design

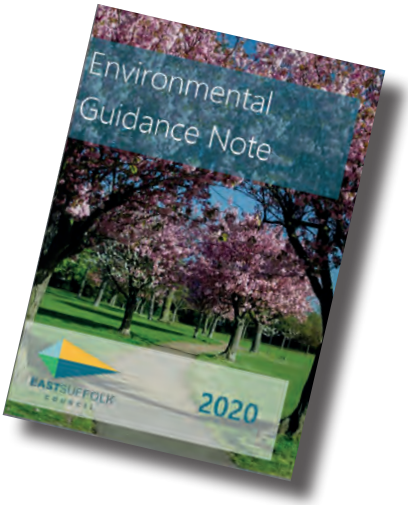
- Pedestrian and cycle friendly urban designs that encourage non car use
- Connections to existing PROWs and creation of new PROWs
- New connections to public transport routes beyond the allocated site
- Strategic integration of SUDS into masterplan
- Green corridors and green infrastructure throughout the site

Housing Design & Build Standards

- Low carbon heating systems
- Fabric first construction principles and energy efficient design
- Orientation and thermal comfort considered as part of design
- On site generation
- Energy infrastructure to allow for electrical vehicle charging and peak demand management
- Water efficiency on site through low flow fittings

Materials and waste

- Reduced Embodied carbon through local sourcing of materials and reduction of waste where possible



A number of national and local initiatives are in flight regarding sustainable development.
The masterplan and subsequent planning applications will take account of these and seek to adopt these emerging standards as soon as possible.

The construction and operation of housing contributes 20-25% of total UK carbon emissions*.

*Source Committee on Climate Change UK Housing Fit for Future Feb 2019

Land Use Framework

Artist's impression of commercial

Artist's impression of local centre

Artist's impression of school

Artist's impression of a residential area

Land Use Framework

This initial land use plan has been informed by the preceeding constraint mapping and guiding frameworks and is being tested in this consultation. The land use plan above identifies the potential development areas and land use but there are alternatives. We welcome your feedback, including what alternatives you would like us to consider.

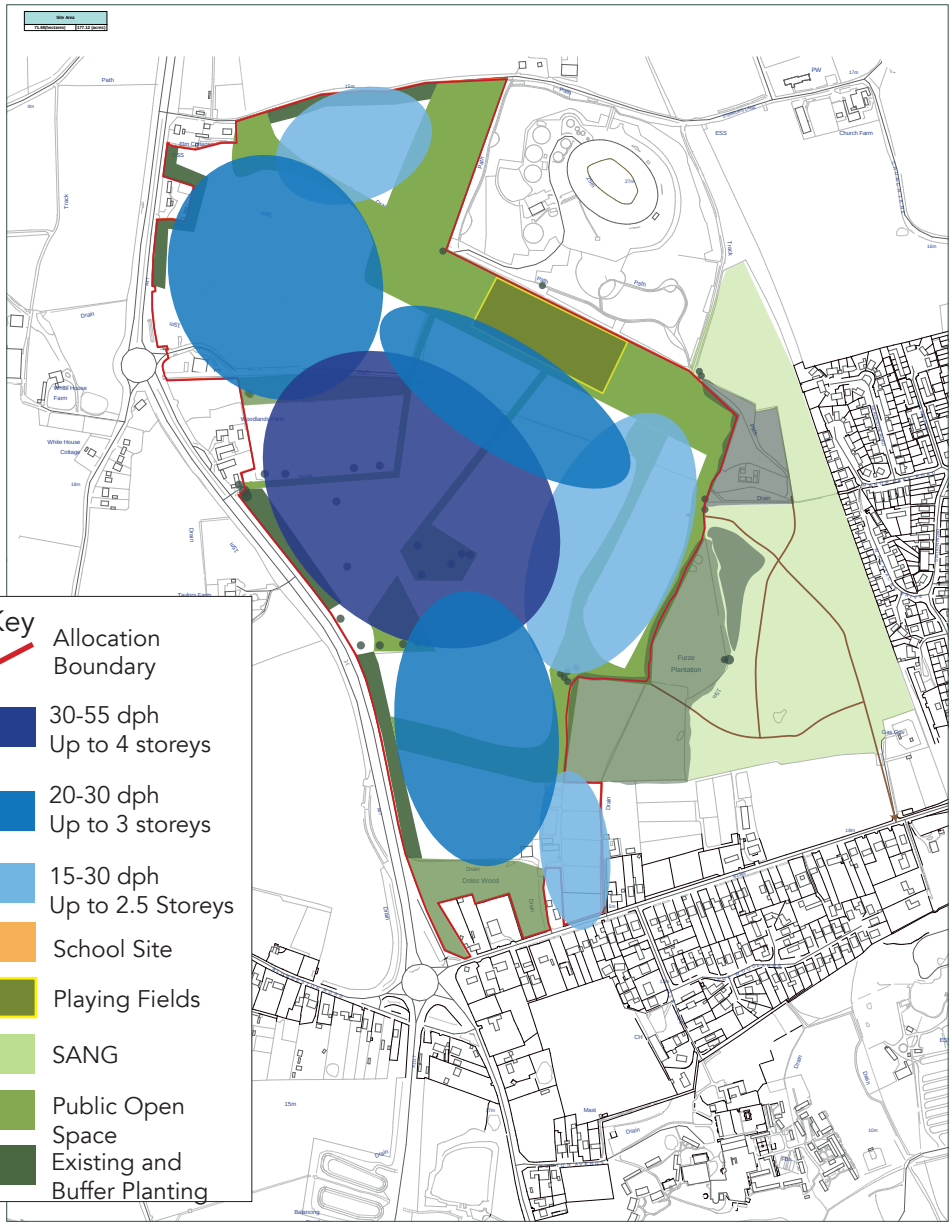
The majority of the land use within the Masterplan is residential in accordance with the primary objective of the Local Plan allocation to create a new settlement in the form of a garden village which aims to deliver aspirational homes supported by high quality green infrastructure. Please note that a detailed housing layout and design will be determined through future planning applications that will follow completion of the Masterplanning process. A number of supporting non-residential uses are also proposed within the Masterplan in order to meet the objectives set out in the Local Plan for the site and deliver a sustainable garden village.

Please click here for further information concerning the land uses.

Please provide us with your feedback concerning this information here

Please read this exhibition material in conjunction with the virtual exhibition at www.northoflowestoft.co.uk

Density and Heights



Residential density is measured by the number of dwellings per hectare, also referred to as 'dph'

High
30-55 Dwellings
Per Hectare

Medium
20-30 Dwellings
Per Hectare

Low
15-30 Dwellings
Per Hectare

Density and Heights

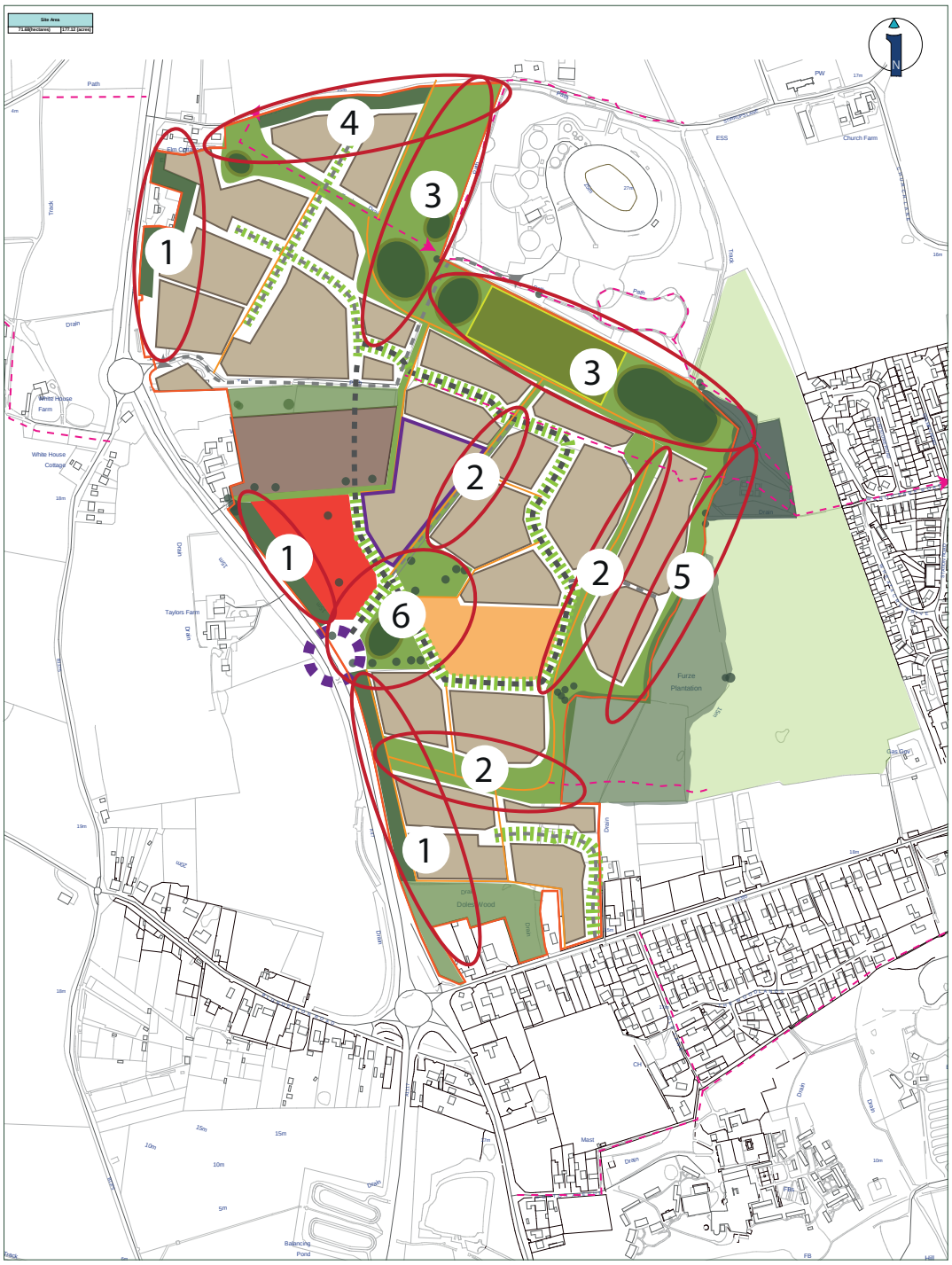
This Density and Heights Framework Plan illustrates an initial assessment of potential density and storey height bands that could be considered appropriate for the site. This is the starting point of the three dimensional design work that will follow as the Masterplan is developed and we welcome your feedback.

The most dense part of the site could be around the local centre and retirement community where elderly and supported housing will be provided, which could be up to four storey (three storey apartments with under croft parking). The lowest density part of the site icould be on the eastern edge at the interface with the proposed SANG and strategic gap between Corton. Here buildings will generally be two storey. The remainder of the site will be a medium density, to match the existing character of Gunton, with buildings generally at 2 storeys but with the potential to have some three storey in key locations or as landmark buildings.

We have identified local examples of the different density bands we are considering, from within the local area. To access more information regarding the potential character of these densities please select from the boxes above for each density band. It is also important to read the density and storey heights plan in conjunction with our initial exploration of character zones located here and your feedback will inform the final Masterplan.

Please provide us with your feedback concerning this information here
Please read this exhibition material in conjunction with the virtual exhibition at www.northoflowestoft.co.uk

Character Zones



1

2

3

4

5

6

Character Zones
The Character Zone Plan shows six different character zones. that could be considered appropriate for the site. This is the starting point of the three dimensional design work that will follow as the Masterplan is developed and we welcome your feedback.

Each Zone will have a different character created by existing features and key design "rules" which will be developed during the detailed design stage of the Masterplan. Setting design "rules" at this stage will ensure that the overall vision for the development, which includes these different character zones, is maintained throughout. Click on the number buttons to see more detail of each zone.

Feedback & Next Steps

Feedback and Next Steps
Thank you for taking the time to review this exhibition of Suffolk County Council's preliminary options for the production of a Masterplan for this site, which is allocated for mixed use development in the recently adopted Local Plan.

We hope that you have found these boards informative and helpful. It is quick and simple to provide comments and all feedback will be considered and inform the development of this Masterplan, ahead of consultation on a 'preferred options' consultation in the summer of 2021.

In light of current restrictions, the consultation period will run for six weeks between the 4th January 2021 and the 15th February 2021, so please ensure that all feedback is received by the 15th February 2021, when the consultation will close.

If you would like to provide feedback, there are several ways to do this:

Online: The easiest way to provide feedback directly is to do so by completing our online questionnaire located here.

Email: We will accept feedback by emailing our team on feedback@northoflowestoft.co.uk

Freephone: Call our freephone hotline on 0800 464 7597 to provide feedback by phone to Phase 2 Planning.

By letter: It is recommended that you use the other forms of communication however we will accept comments submitted by post. If you do submit your comment by post, you need to include your name and address. You can send your comments to: our planning consultants,
Phase 2 Planning at:
270 Avenue West,
Great Notley,
Braintree,
Essex, CM77 7AA