



Amy Lester
Tendring & Colchester District Council
Town Hall
Station Road
Clacton-on-Sea
Essex
CO15 1SE

Our ref: AE/2022/127021/02-L01
Your ref: Garden Com
Date: 23 June 2023

Dear Ms Lester

TENDRING COLCHESTER BORDERS GARDEN COMMUNITY – REGULATION 19 CONSULTATION

Thank you for consulting on the submission of the Tendring Colchester borders garden community draft plan – regulation 19.

Having commented on the previous draft plan in 25th April 2022 we are pleased to see that our previous comments specifically on 'a water efficiency calculator report' have been taken on board. We therefore have no further detailed comments to make in relation to this plan. Our previous comments on flood risk and foul drainage capacity still stand and are laid out below.

Please note that this response is based on the information you have made available at this time. It is based on current national planning policy, associated legislation and environmental data / information. If any of these elements change in the future then we may need to reconsider our position.

Foul Drainage Capacity

We advise that there are 3 water recycling centres within proximity to the proposed site. Water supply and wastewater treatment capacity will be provided and implemented ahead of, or at least before occupation of the development without causing deterioration of any watercourse in accordance with WFD and adverse effects on designated sites.

Flood Risk

The designated area for the Garden Community borders flood zones 2 and 3. We note however, that there is a green corridor between the flood zones and built development. We encourage and support development being built away from flood zones in a sequentially sited area. Climate change should be reviewed to ensure that development is built away from flood zones in future flood events. This will ensure the safety of development for its lifetime, thus making the building more sustainable.

We trust this advice is useful.

Yours sincerely

Mr Giles Ward
Planning Officer

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