

Land South of Halstead Road, Eight Ash Green

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Welcome

Welcome to Bloor Homes' public consultation on our emerging proposals for Land South of Halstead Road, Eight Ash Green.

We are preparing a planning application for a high-quality new community for the village that will provide up to 250 new homes, including up to 75 affordable homes, alongside extensive green space, new recreational facilities and improved walking and cycling connections.

Before submitting a planning application to Colchester City Council, we would like to hear your views.

This exhibition introduces our emerging proposals and explains the work undertaken to date. Members of the project team are available throughout today's event to answer any questions you may have.

Your feedback

Once you have viewed the exhibition boards, we would encourage you to complete a feedback form or submit your comments online. Your feedback will help inform the proposals as they continue to evolve.

About Bloor Homes

Bloor Homes is one of the UK's largest privately owned housebuilders, with more than 50 years experience creating high-quality homes and sustainable communities across England.

Our developments are designed to reflect the character of their surroundings whilst creating places that people are proud to call home. We work closely with local authorities, communities and technical specialists to ensure every development is carefully planned and delivers lasting benefits for both new and existing residents.

We value your feedback

Thank you for taking the time to attend today.

Your input is invaluable in helping us shape a development that delivers real benefits for Eight Ash Green and its community.

You can provide feedback in the following ways:



Completing and returning one of our feedback forms.



Visiting our website and completing the online survey, or leaving your comments on our interactive map.



Getting in touch with us directly via email, Freephone or Freepost.

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Contact us

Email at
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Site location

Land South of Halstead Road is located on the western edge of Eight Ash Green and has been identified as a proposed allocation under Policy PP32a in the Regulation 19 draft Colchester Local Plan.

The site lies within the existing village and benefits from access to local services, public rights of way and the wider transport network. Existing trees, hedgerows and green corridors provide an attractive landscape setting that forms the basis of the emerging proposals.

The Local Plan identifies the site as an opportunity to deliver new homes whilst creating significant new green infrastructure, recreational spaces and environmental enhancements.



Planning for the future

Colchester continues to experience significant demand for new homes.

The emerging Local Plan identifies locations capable of accommodating future growth in sustainable locations, helping ensure new homes are supported by appropriate infrastructure, green space and community facilities.

Land South of Halstead Road is one of the sites proposed to contribute towards meeting these current housing needs, with the proposals including policy compliant affordable housing as part of the new neighbourhood. This will comprise a mix of tenures to meet local needs, including homes for rent and affordable home ownership.

As part of the consultation, we want to hear from the local community about the types of homes Colchester needs, to help ensure the new neighbourhood responds to local housing needs.



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Proposals

Our vision for Land South of Halstead Road is to work alongside Colchester City Council, Eight Ash Green Parish Council, key stakeholders and local residents to create a carefully planned, landscape-led new community for Eight Ash Green that delivers high-quality new homes, extensive green spaces and new community infrastructure, creating a sustainable neighbourhood that benefits both existing and future residents.

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The scheme



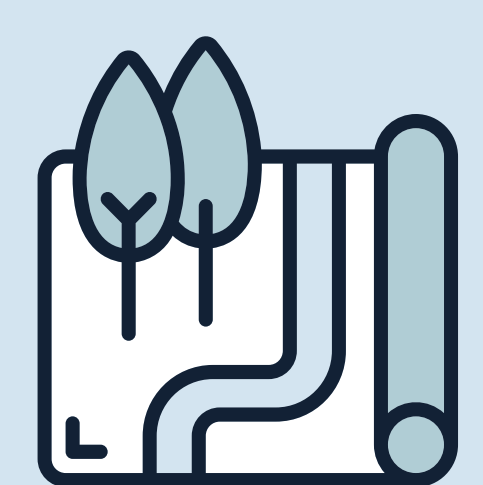
Up to 250 thoughtfully designed new homes, including up to 75 affordable homes and a mix of house types to help meet local housing needs.



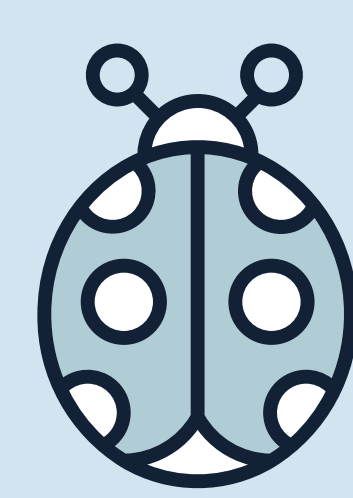
A significant area of publicly accessible green space including a community parkland on the western edge, providing opportunities for recreation, informal play, walking and spending time in nature.



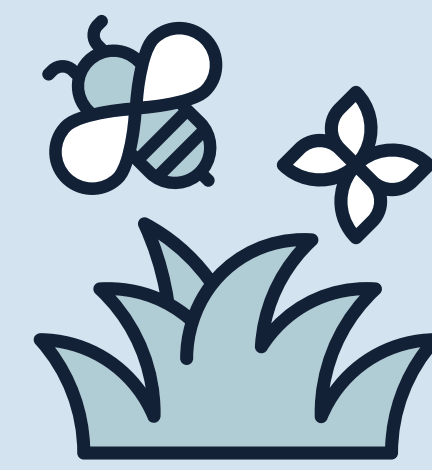
New walking and cycling connections through the development, helping improve links with Eight Ash Green, existing public rights of way and the surrounding countryside.



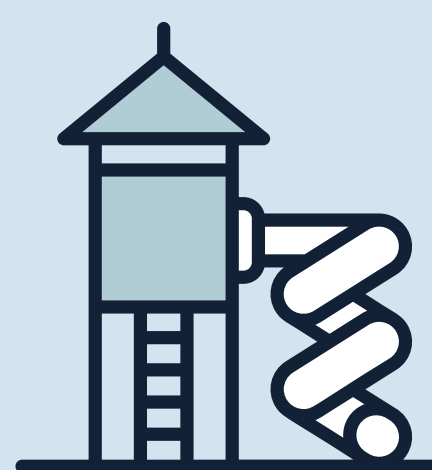
A landscape-led design that responds to the character of Eight Ash Green, creating a high-quality neighbourhood with green spaces at its heart.



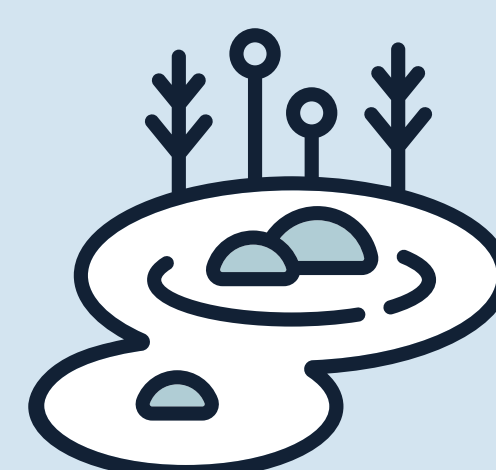
At least 10% Biodiversity Net Gain, creating new habitats, enhancing existing ecological features and providing greater value for wildlife than the site does today.



Landscaping and biodiversity improvements, providing at least 10% biodiversity net gain.



New recreational opportunities, including a Local Equipped Area for Play (LEAP), community green spaces and opportunities for informal recreation for people of all ages.



Sustainable drainage features integrated into the landscape to help manage surface water whilst contributing to biodiversity and attractive green spaces.



A new Community Facility, which we would like feedback from the Community on, which could include allotments or a skate park.



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Emerging framework masterplan



Key

- | | | | |
|--|---|--|---|
| | Site boundary | | Proposed tree planting |
| | Residential | | Informal pedestrian/leisure routes |
| | Continuous building frontage along the primary street | | Existing Public Right of Way |
| | Marker buildings | | Potential pedestrian crossings |
| | Primary access street | | Potential future footway along Halstead Road |
| | Lower-order internal streets/private drives | | Potential community use/facility within the open space |
| | Informal open space | | Opportunities for informal recreation, play, woodland creation and biodiversity enhancements within public open space. |
| | Indicative drainage areas/SuDS | | 30m buffer from the local wildlife site (tailored planting scheme and appropriate but sensitive boundary treatment to discourage woodland access) |
| | Existing trees and hedgerows retained and enhanced | | |



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Putting landscape and nature first

Landscape will be central to the design of the new neighbourhood, with a significant area of publicly accessible open space forming an important part of the proposals.

This will include community parkland on the western edge of the site, providing opportunities for walking, recreation, informal play and spending time in nature. Existing trees, hedgerows and green corridors will be retained wherever possible and enhanced through extensive new planting and habitat creation.

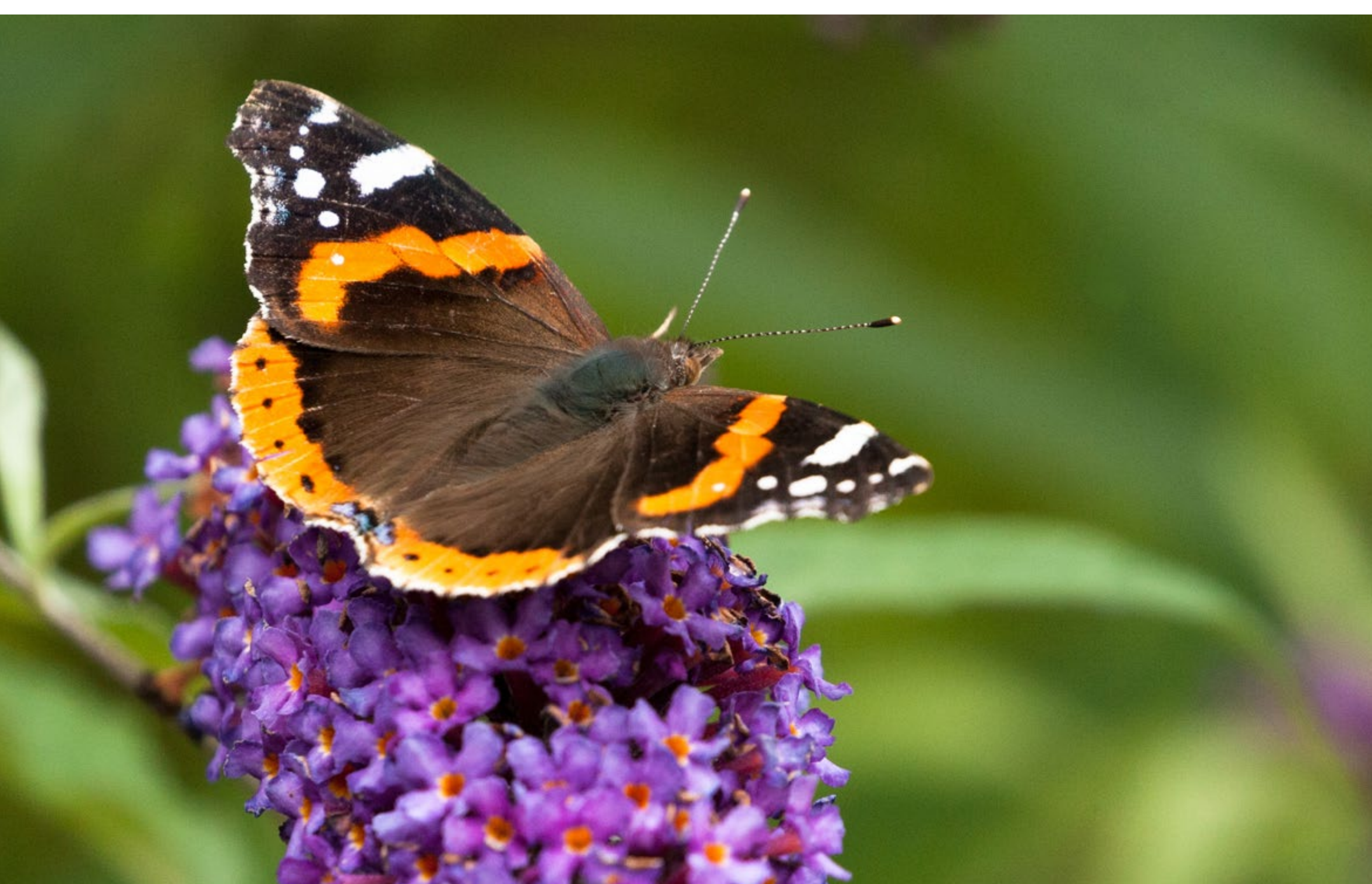
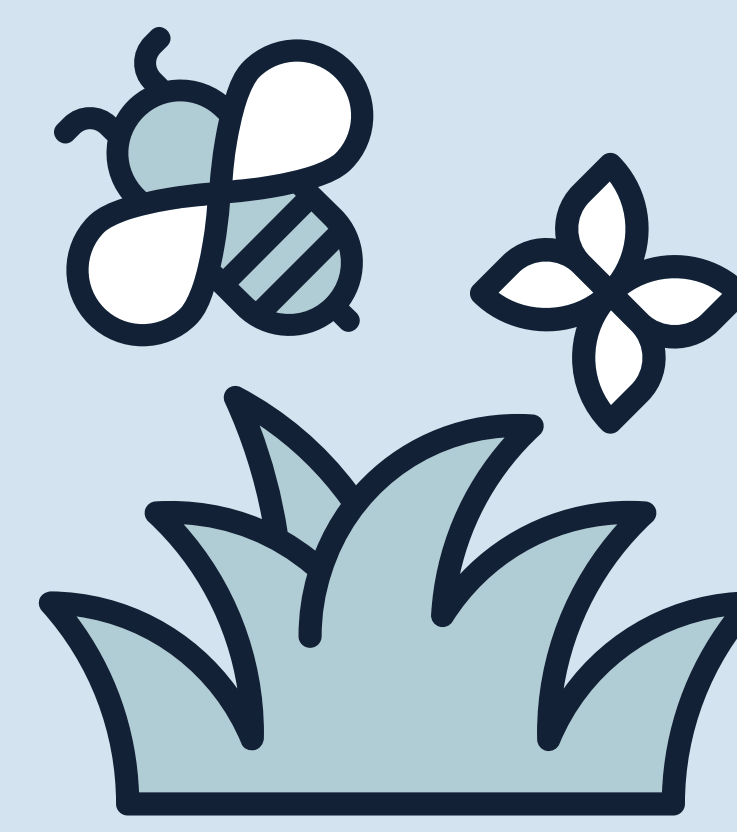
The proposals include:

- New community green spaces.
- Children's play areas.
- Walking routes.
- Wildlife habitats.
- Sustainable drainage features.
- Potential land for a new Community Facility.



For people and local wildlife

The development will also deliver at least 10% Biodiversity Net Gain, meaning the site will provide greater value for wildlife than it does today. New habitats, planting, green spaces and sustainable drainage features will work together to create an attractive landscape setting for both new and existing residents.



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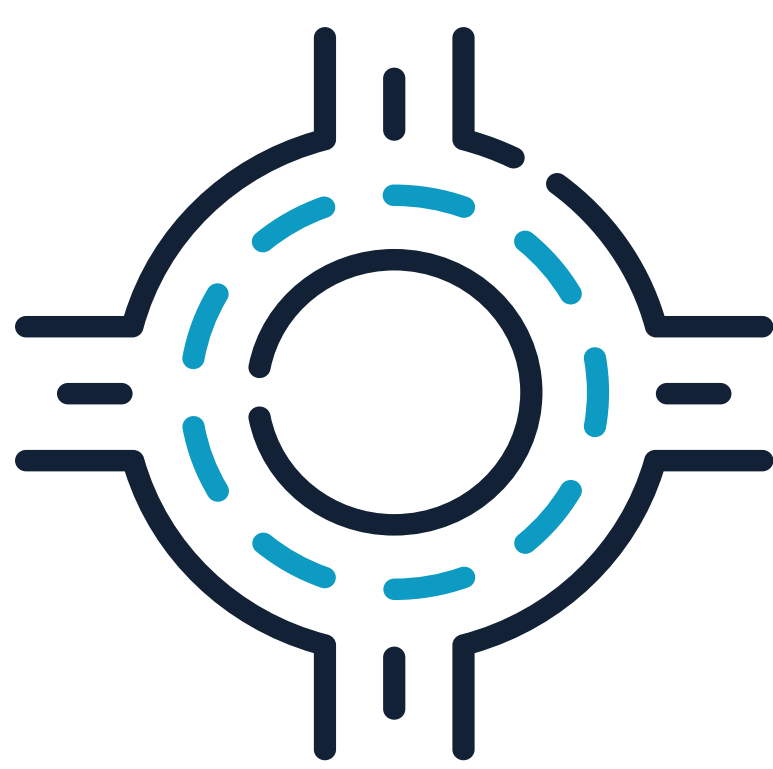
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Highways and sustainable transport

New safe crossing facilities will be provided on Halstead Road to improve pedestrian connectivity and accessibility.



Signalised pedestrian crossings and uncontrolled crossings are being considered. These will be on the pedestrian desire lines between the development and village facilities.

The development will provide:

- New footways on the southern side of Halstead Road.
- Upgraded Bus Stops.
- A new vehicle access (priority junction) from Halstead Road.

Measures to help reduce vehicle speeds on Halstead Road are being considered, including speed-activated signage.

These measures will be agreed with Essex County Council before being finalised.

A Transport Assessment will review existing traffic conditions, highway capacity and accessibility within Eight Ash Green.

A Travel Plan will focus on sustainable travel initiatives.

In May 2026 traffic surveys were carried out. This included the village and wider highway network.

We would also welcome local residents' views on the existing local highway network, including any issues or opportunities they feel should be considered as the proposals develop.

Access plan



Key

- | | |
|---|---|
| Site boundary | Indicative informal footpaths within the site |
| Halstead Road | Wider pedestrian connections |
| Proposed vehicular, pedestrian & cycle access | Potential pedestrian crossings |
| Proposed pedestrian & cycle access | PRow |
| Proposed pedestrian, cycle & emergency vehicle access | Existing bus stops |
| Proposed primary street | Existing local facilities: Primary school |
| Indicative secondary street connections | Convenience store/ petrol station |
| Pedestrian & cycle link with emergency vehicle access | Takeaway |
| | Hair & Beauty Salon |



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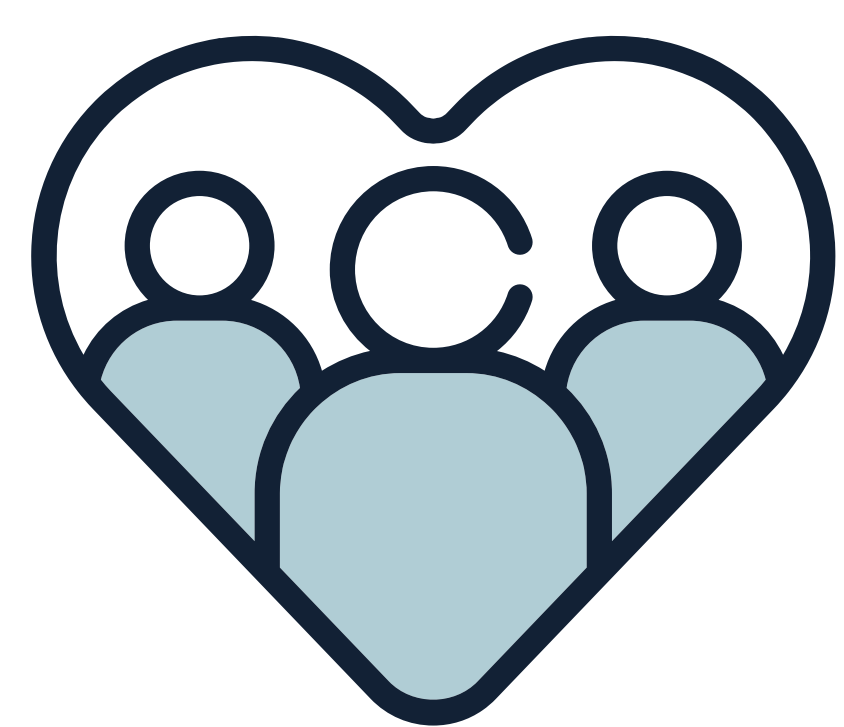


Local infrastructure

As required by Colchester City Council, Essex County Council and other statutory consultees our proposal will be supported by any necessary planning obligations and contributions towards local infrastructure such as additional school places, local healthcare improvements and local transport improvements.

However, we would like to understand from Local Residents their views on Local Infrastructure concerns and requirements.

The need for such improvements will be confirmed as part of the planning process, however, we would be happy to hear about what you think would be needed and in particular any thoughts on what green or recreational infrastructure could be delivered in the open space at the site.

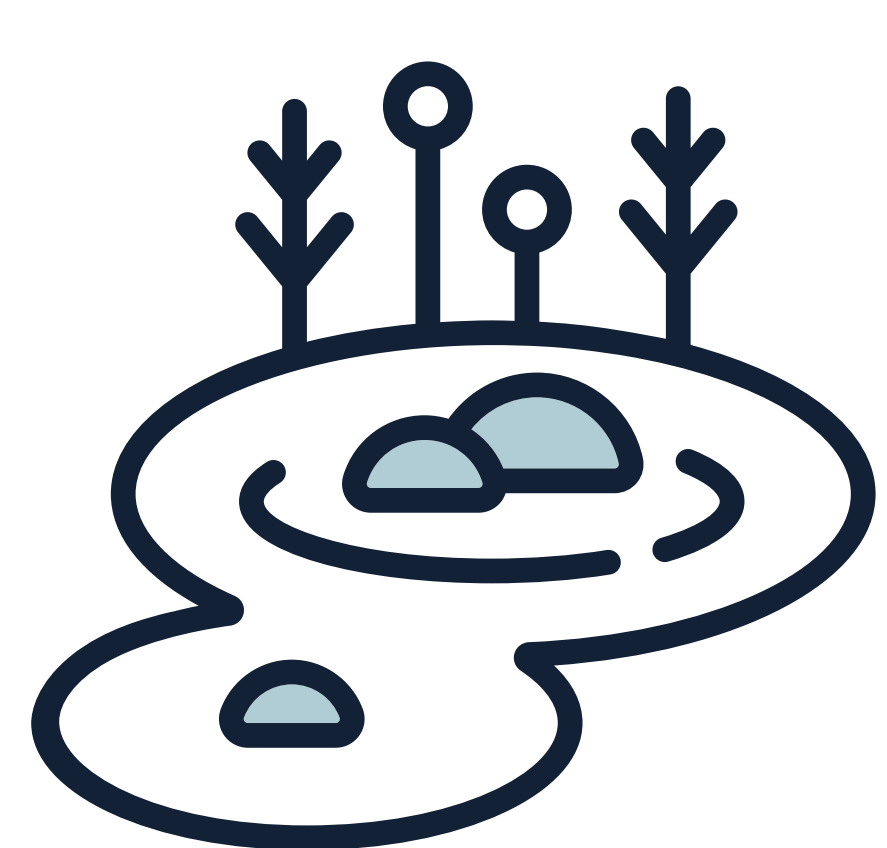


Sustainable drainage

The proposed Layout provides sufficient space for surface water management. When required, surface water from the development will be attenuated on-site in drainage basins. Surface water would then discharge into the local ditch network at a rate no higher than the current greenfield run off rate.

On-site attenuation will manage flows up to and including the 1 in 100 annual probability storm event.

Anglian Water has confirmed, that waste water generated by the proposed development can be discharged to their network and treated at the local Waste Water Recycling Centre.



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Next steps

Thank you for attending our community consultation event to view the emerging proposals for Land South of Halstead Road, Eight Ash Green.

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Get in touch

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We appreciate you taking the time to learn more about the proposals and share your views.

Your feedback is an important part of the consultation process and will help us refine the proposals before a planning application is submitted to Colchester City Council.

Please complete one of our feedback forms and either hand it to a member of the project team today or place it in the feedback box provided.

Alternatively, you can take the form away with you and return it using our Freepost address (details below) or complete the online feedback form via the project website.

We will carefully consider all feedback received during the consultation and, where appropriate, use it to help shape the proposals as they continue to evolve.

Timeline

September 2026

Community consultation.

Autumn 2026

Planning application intended to be submitted to Colchester City Council, followed by the Council's statutory consultation process.

Spring 2027

Anticipated determination of planning application.

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