

WISTON HALL,
NAYLAND,
COLCHESTER,
CO6 4LX.
Tel/Fax 01206 262614.

Mr. John Davies,
Colchester Borough Council,
Town Hall,
Colchester, CO1 1FL

19th March, 2009.

Dear Mr. Davies,

HORKESLEY PARK HERITAGE AND CONSERVATION CENTRE

Application Number COL/09/090231

I am writing with reference to the above application.

I have lived here in Wiston for 50 years. In that time there have been many changes, particularly with regard to the population and traffic in and around Colchester. However, the Stour Valley itself has managed to remain mainly unspoilt as regards the countryside. It is a very beautiful area and we are very privileged to have lived here for so long. Things that have changed have been the number of walkers using the footpaths and the number of cars, large farm vehicles and lorries using the small country lanes. None of these by-roads have changed in those 50 years, nor has their capacity to cope with extra volume of traffic. Cars may have better braking systems now than previously but they tend to be driven faster. In the past 18 months I have come across two accidents on our unclassified road from Nayland to Bures that completely blocked the road. This caused chaos as most of that road is too narrow to turn round on, so a great deal of backing, explaining to people behind what was going on, turning where possible and then driving miles round to get to ones destination went on. The roads through Little Horkesley are also narrow. The traffic on the A134 has increased enormously over the years. Nayland is another instance where an increase in traffic would be disastrous. With its narrow streets, village school, doctors surgery, shops and residents parking on the street it is difficult enough now to find somewhere to park. Increased traffic would make it more difficult for the emergency services to get quickly to their destination.

My husband, George Storey, is very interested in the wild-life on our land and on the river Stour. He is passionate about trying to conserve areas and prevent disturbance from people and dogs to allow undisturbed nesting areas. There are plenty of footpaths where people can walk and enjoy the countryside away from these areas. The more people and dogs the more disturbance. I quote from a letter my son wrote to you in 2005.

"This concerns the land in close proximity to Wiston Lock and the section of river adjoining this. This land is of high conservation value and yet is situated less than one mile from the proposed development. I set out below an extract from the report which looked at the sensitivities of the various sections of the river (River Stour navigation Feasibility Study Final Report produced by Scott Wilson Kirkpatrick & Co Ltd and dated 1 November 2001)

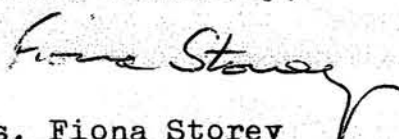
6.2.3.9 Wiston Reach: Wormingford Lock - Wiston Lock. The middle of this reach is designated a CWS. This stretch was selected as the gently sloping margins of the River support a diverse wetland flora, which includes the nationally scarce great dodder, and species that have a more local distribution in Suffolk, such as flowering rush (*Butomus unbellatus*). Another nationally scarce species, cowbane (*Cicuta virosa*) is also present in the margins along this reach. Black poplar is present in the vicinity of Wiston Mill."

"This report highlights the fragility of the environment in this area and its potential sensitivity to disruption from human influence and provides useful evidence of the factors that are likely to be affected by development in such close proximity. Otter and kingfisher are also known to use this area and are both species sensitive to disturbance.

"Our land ownership interest also includes an area of ancient woodland, including bluebells, again within one mile of the site. This species is again particularly sensitive. I am also very concerned at the possibility of trespass into this woodland resulting in potential for trampling of the plants and disruption to sensitive wildlife. The wood has a public footpath outside the wood but does not have any public rights of way through it. There is also the possibility of such a major garden centre in such close proximity leading to theft of wild plants from this area".

The risk of local businesses being adversely affected is also worrying. And the thought of such a large, retail development so close to the tranquility of this lovely valley is horrifying. There is bound to be noise and light pollution. We very much hope that this application will again be turned down and that it may be possible to use the site in a way more in keeping with the present environment.

Yours sincerely,



Mrs. Fiona Storey