



ALDHAM PARISH COUNCIL

Parish Clerk: Kevin B. Money 7 Roach Vale Ardleigh Essex CO4 3YN

07810781509 - clerk@aldhamparishcouncil.gov.uk - www.aldhamparishcouncil.gov.uk

Dear Councillor

Your attendance is required at the forthcoming meeting of Aldham Parish Council to be held at the village hall on **TUESDAY 2nd. September 2025 at 7.30pm in the Village Hall** for the purpose of transacting the business ONLY shown on the agenda

KBMoney - Kevin B. Money CiLCA - Clerk/RFO – 27th. August 2025

AGENDA

- 139/2025 **Apologies for Absence**
- 140/2025 **Declaration of Members interests**
To declare any Disclosable Pecuniary, Pecuniary or Non-Pecuniary interest relating to items on the agenda
- 141/2025 **To approve the minutes of the last meetings held on Tuesday 1st. July and 5th. August 2025**
- 142/2025 **Public Open Forum (Maximum 15 minutes)**
- 143/2025 **Visitors Report** (CCC Dennis Willetts / CCC Sara Naylor / ECC Lewis Barber)
- 144/2025 **National Grid– update from Cllr A. Scott**
 - To consider whether to support Essex Suffolk Norfolk Pylons with a donation to contest the DCO and to consider size of any donation
- 145/2025 **Gallows Green Grant Application – update from Cllr M. Lambert & Cllr B. Brown**
 - a) Report on response from EWT on Gallows Green
- 146/2025 **Estimate for tree work at Gallows Green**
- 147/2025 **Footpath and PROW update – Cllr J. Jennings**
- 148/2025 **Planning – including any Current Planning Applications requiring a response**
- 149/2025 **Planning Decision/s affecting Aldham**
- 251407 - Somerson House New Road Aldham Colchester CO6 3PN**
Demolition of existing outbuildings (part renewal of approval ref 222690 dated 19 Dec 2022)
Approve Conditional – See decision notice at
<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=251407>
- 251155 - Ashington Lodge New Road, Aldham Colchester CO6 3QT**
Retention of annexe for temporary period of 3 years during construction of self-build dwelling
Approve Conditional – See decision notice at
<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=251155>
- 150/2025 **Highways & Traffic Working Group**
 - 1) Speed Indicator Device – update from Cllr T. Gearey
 - 2) Love your Bus Grants – Cllr M. Lambert
 - 3) Response to Consultation on Bus Services and Transport Plan
- 151/2025 **Local Plan Update - Cllr M. Lambert**
- 152/2025 **s106 monies update**
 - a) Discussion and decision on any items we wish to ask to be included in s106 Heads of Terms for 251310 (Richborough Estates) on without prejudice basis
- 153/2025 **Assets in Aldham to be transferred to Aldham Parish Council – update Clerk**

154/2025 Finance

- a) To receive the Bank reconciliations as at 31st. August 2025
- b) To receive the comparison of Actual to Budgeted for 2025/2026
- c) To approve the payment of Accounts for September 2025 and to agree a transfer of funds to meet the Parish Council financial requirements

155/2025 2026-2027 Budget – Councillors to submit proposals for the draft 2026-2027 budget

156/2025 To consider training opportunities available from EALC

157/2025 Information Exchange

158/2025 Items for next agenda

159/2025 To confirm date and time of next meeting. Tuesday 7th. October 2025 at 7.30pm

160/2025 Closure of the Meeting - To close the meeting having considered and determined all items of business



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Minutes of Aldham Parish Council Annual meeting held on Tuesday 1 st . July 2025 at 7.30pm in the Village Hall at Aldham	Action
<p>Present: Cllrs Mike Lambert (Chair), Brenda Brown, Andrew D'Angibau, Tony Gearey, J. Jennings, Adam Scott, ECC Lewis Barber, CCC Sara Naylor and Kevin B. Money (Parish Clerk). There were also present 5 members of the public.</p> <p>113/2025 Apologies for Absence No apologies were received</p> <p>114/2025 Declaration of Members interests To declare any Disclosable Pecuniary, Pecuniary or Non-Pecuniary interest relating to items on the agenda. Cllr A. Scott declared an interest in item 121/2025</p> <p>115/2025 To approve the minutes of the last meetings held on Tuesday 3rd. June 2025 All Agreed</p> <p>116/2025 Public Open Forum (Maximum 15 minutes)</p> <ul style="list-style-type: none"> • The Speed Camera on Ford Street reading slower than car speedometer [PC response – this is explained by car speedometers always being set slightly higher than true speed] • A number of notices in Brook Road and Gallows Green have been erected by National Grid seeking information on landownership [PC to follow up on Gallows Green] • Ford Street - to consider a resident's concerns <p>A discussion took place regarding the points raised by the resident. These will be addressed either by the Parish Council, ECC or CCC</p> <p>117/2025 Visitors Report (CCC Dennis Willetts / CCC Sara Naylor / ECC Lewis Barber) CCC Sara Naylor updated the meeting on the Local Plan and confirmed a meeting with CCC Planners, Aldham & Eight Ash Green PCs at the end of July to discuss the Local Plan Review and the Halstead Road allocation. CALC meeting at Langham held to discuss draft implications of local plan for rural villages which was extremely well attended. Highlighted the need for an extra 100 bedspaces at the Colchester General for the future developments. The local MP also attended the meeting. Local Taxes may rise in 2027 because of changes in the way Government allocates resources across England and proposed removal of New Homes Bonus that helped fund infrastructure needed for new development ECC Lewis Barber informed the meeting about Local Reform (Devolution). Unitary Authorities hav not yet been agreed. Proposal of between 2 and 5 were discussed. Funding Social Care will still remain a problem for the new Unitaries if they are too small. Mayoral elections being held in May 2026. Ringway Jacobs contract with ECC Highways expires in 2027 but may be extended during transition to Mayoral Office</p> <ul style="list-style-type: none"> • Planning Training from CCC [deferred to September meeting] <p>118/2025 National Grid– update from Cllr A. Scott This DCO order has not been submitted yet. The DCO may not be submitted before APC September meeting National Grid has issued three notices, to land owners and on site, to establish ownership of certain parcels, to advise landowners of minor changes to the proposals with deadline of 18th July/6th August to respond and an invitation to certain landowners to enter into early negotiations of acquisition of rights of way etc. Essex, Suffolk and Norfolk Pylons have issued advice on this (see web site)</p> <ul style="list-style-type: none"> • To consider whether to support Essex Suffolk Norfolk Pylons with a donation to contest the DCO or whether APC should be represented. If former, to consider size of donation. <p>Cllr J. Jennings proposed that APC supports the Essex Suffolk Norfolk Pylons group. Cllr A. D'Angibau seconded. PC to consider size of donation at future meeting All Agreed</p>	<p></p> <p>Cllr M Lambert /Clerk</p> <p>M. Lambert</p>

<p>119/2025 Gallows Green Grant Application – update from Cllr M. Lambert & Cllr B. Brown A potential contractor has been approached to clear out the pond – awaiting response. A site meeting has been arranged on 18th. July from Essex Wildlife Trust with a view to carrying out a survey to inform the Enover Grant application.</p>	
<p>120/2025 Public Right of Way Scheme – Cllr M. Lambert & Cllr J. Jennings Cllr J. Jennings to take this on board together with her footpath role. Footpath signs that have been knocked over or broken have been reported to Essex Footpath officer via web link</p>	Next Meeting
<p>121/2025 Planning – including any Current Planning Applications requiring a response</p> <p>251117 - Ashington Lodge New Road Aldham Colchester CO6 3QT Application to determine if prior approval is required for a proposed change of use of agricultural storage building into two dwellings RESOLVED: The Parish Council notes this is a resubmission following an earlier refusal. From the Planning Statement submitted with the new application there appears to be no new material evidence to support the application and the PC continues to question the eligibility of this building under Class Q of the GPDO. Furthermore, the Parish Council notes and supports the observations from a local resident dated 19th June, and in particular the statements in paras.2, 3 & 4 of that representation.</p>	Clerk
<p>251155 - Ashington Lodge New Road Aldham Colchester CO6 3QT Retention of annexe for temporary period of 3 years during construction of self-build dwelling RESOLVED: The Parish Council note this is a retrospective application for residential use of this building, the planning status of which is unclear. It lies outside the village development limits where new residential development is not normally permitted. It is noted the applicant contends this is for temporary occupation by a family resident whilst construction of the permitted new dwelling (22/1258) is constructed. However, the PC notes construction does not appear to have been commenced to date even though the residential use is believed to have commenced some time ago. If the City Council grant temporary permission the Parish Council suggest conditions or s106 to limit the use to one ancillary to Ashington Lodge and not for any separate residential occupation and that the use should cease upon occupation of the development permitted under 23/1258</p>	Clerk
<p>251176 - Church House Farm Rectory Road Aldham Colchester CO6 3RT Replacement windows at rear of property RESOLVED: Aldham Parish Council has No Objections to this planning application</p>	Clerk
<p>122/2025 Planning Decisions affecting Aldham</p>	
<p>123/2025 Highways & Traffic Working Group</p> <ul style="list-style-type: none"> Speed Indicator Device – update from Cllr T. Gearey & Cllr M. Lambert Cllr T. Gearey produced a comprehensive spreadsheet for the SID in Brook Road over last six months ECC Highways to be asked to review and comment 1) Councillors to review options for Shared SID and possible purchase of Wormingford's share? Cllr A. D'Angibau proposed donating Wormingford Parish Council £500 towards buying them out of the agreement. Cllr T. Gearey seconded. All Agreed Community speed watch – Cllr T. Gearey. No update or volunteers coming forward. 	Cllr L Barber Clerk
<p>124/2025 Local Plan Update - Cllr M. Lambert Cllr M. Lambert proposing to attend the Local Plan meeting on 24th. July at 2.30pm in Aldham village hall, requested another Councillor could attend to take notes.</p>	Cllr B Brown
<p>125/2025 Finance</p> <p>a) To receive the Bank reconciliations as at 30th. June 2025 Councillors noted the Bank reconciliations as at 30th. June 2025</p> <p>b) To receive the comparison of Actual to Budgeted for 2025/2026 Councillors noted the comparison of Actual to Budgeted for 2025/2026</p> <p>c) To approve the payment of Accounts for July 2025 and to agree a transfer of funds to meet the Parish Council financial requirements All Agreed</p>	
<p>126/2025 To consider training opportunities available from EALC</p>	

<p>127/2025 Information Exchange Review of Policies – Meeting tba Signs around Millrace Nursery are still in situ Speed sign on Ford Street Hill to be reported to Essex Highways Gully on corner of New Road by Wick Farm have been inspected and hopefully cleared Councillors to agree date for the remaining policies to be reviewed. Cllr A. Scott to arrange a date and time 2025-2026 Winter Salt Bag scheme. Not required for this year. Cllr A. D'Angibau holding adequate supply if and when needed</p> <p>128/2025 Items for next agenda Donation from APC to support the Essex Suffolk Norfolk Pylons group Love your Bus Grants</p> <p>129/2025 To confirm date and time of next meeting. Tuesday 2nd. September 2025 at 7.30pm</p> <p>130/2025 Closure of the Meeting - To close the meeting having considered and determined all items of business The Chair then closed the meeting at 9.10pm and thanked everyone for attending</p>	<p>Cllr A Scott Cllr J Jennings</p>
<p>Signed</p> <p style="text-align: right;">Mike Lambert – Chair</p>	<p style="text-align: right;">2nd. September 2025</p>



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Minutes of Aldham Parish Council Extra Ordinary meeting held on Tuesday 5 th . August 2025 at 7.30pm in the Village Hall at Aldham	Action
<p>Present: Cllrs Mike Lambert (Chair), Brenda Brown, Andrew D'Angibau, Tony Gearey, Jean Jennings, Adam Scott, Roger Walker, CCC Sara Naylor, CCC Dennis Willetts, Andrew Triolo Eight Ash Green PC and Kevin B. Money (Parish Clerk). There were also present 18 members of the public.</p>	
<p>131/2025 Apologies for Absence None given</p>	
<p>132/2025 Declaration of Members interests To declare any Disclosable Pecuniary, Pecuniary or Non-Pecuniary interest relating to items on the agenda. None Declared</p>	
<p>133/2025 Public Open Forum (Maximum 25 minutes)</p> <ul style="list-style-type: none">• This application will hugely impact on the landscape and the infrastructure• The Clerk at Fordham has been contacted regarding this application but no reply as yet.• The ditch behind Church Grove is totally overgrown• Eight Ash Green Parish Council has had a joint meeting with APC and CCC. Eight Ash Green PC(EAGPC) has had a consultation with residents and the residents agreed not to go with the CCC's original preferred site, but favoured the current application site. However, now the boundary becomes an issue because of the difficulty of incorporating land in Aldham Parish into the EAGPC Neighbourhood Plan. EAGPC are now considering two alternative sites on corner of A1124 and Halstead Road beyond the hotel roundabout and south of Halstead Road on A1124 between Esso PFS and Bullbanks Farm. The application at Foxes Corner is one of the largest being considered by CCC. This site could rise to over 400 houses, together with Aspen Walk with limited infrastructure. EAGPC is not supporting this application. EAGPC is happy to work with Aldham Parish Council.• Can a separation be kept between Eight Ash Green and Aldham as exists between Eight Ash Green and Stanway.	
<p>134/2025 Planning – including any Current Planning Applications requiring a response 251310 - Land off Foxes Corner Halstead Road Aldham Colchester CO6 3PP Outline application for the erection of up to 250 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access arrangements from Halstead Road. Internal access and all other matters are reserved.</p> <p>Cllr Tony Gearey proposed responding to CCC objecting to this planning application. Cllr Andrew D'Angibau seconded. All Agreed The agreed planning response is below</p> <p>Aldham Parish Council OBJECTS to the above application and urges Colchester City Council to refuse the application for the following reasons: The application is contrary to the Adopted Local Plan for Colchester, would cause harm to interests of acknowledged importance, does not amount to sustainable development and no material considerations have been put forward that would justify an exception to the policy considerations or outweigh the harm caused.</p> <p>In reaching this view the Parish Council has taken into account the following considerations:</p> <p>The site lies in open countryside outside any area designated for development and the application is therefore contrary to the Adopted Local Plan for Colchester. The applicant is relying on two issues to argue in favour of allowing development on the site now. The first is that the site was identified in the Preferred Options for the Local Plan Review that were tabled at the Council meeting in February and again in June, and secondly, that the Council is unable to demonstrate a 5-year supply of Housing Land as required under Government Guidance. On the former, as yet the Preferred Options have not been approved by the Local Plan Committee for Consultation and as such should carry no weight in the decision-making process. Even if the Plan had been approved for consultation it would be at such</p>	

an early stage that it would be deemed premature to grant permission. On the latter we are assured by the City Council that currently they can demonstrate a five-year housing land supply.

Notwithstanding the officers' report recommending the inclusion of the site in the Preferred Options under the Local Plan Review the development would cause harm to interests of acknowledged importance that would not be mitigated in the way suggested in the documents supporting the planning application. These can be summarised as follows:

Imbalance & Coalescence

The extension of Eight Ash Green along the north side of Halstead Road into Aldham Parish as proposed would create a form of ribbon development that would stretch 1.27 miles along the northside of the A1124, creating coalescence with the outlying parts of the much smaller village of Aldham and doubling the number of houses in our Parish. Together with the adjoining development at Aspen Walk, 250 houses on this site would effectively form a separate community that would be remote from the centre of the village, creating an imbalance to the built form of Eight Ash Green. In the view of Aldham and Eight Ash Green Parish Councils, if it is found necessary to accommodate further housing development at Eight Ash Green as part of the Local Plan Review, there are better and more appropriate sites than this that could be brought forward through an update to the Eight Ash Green Neighbourhood Plan

Landscape Impact

The development of this site overlooking the Colne Valley, a Valued Landscape, to the north, would create an intrusive urban form into views across and out of this important local landscape feature, including from PRoW and Fordham on the other side of the valley. The Landscape Impact Analysis recognises this impact as 'Moderate' across a distance of 850m but the impact of the built form is much greater and mitigation is limited and the photographic evidence does not accurately convey the impact. Attention is drawn to two recent Appeal Decisions which are relevant to this application. The first, at Colchester Road Bures Hamlet (APP/Z1510/W/18/3207509), where the Inspector gave significant weight to the adverse impact on a Valued Landscape, stating:

'Neither, having regard to Paragraph 127 [of the NPPF] do I consider that the exhortation to protect and enhance 'valued' landscapes is necessarily limited to landscapes that have either a statutory designation or a local designation in the development plan.'

The second, at Southminster, Maldon (APP/X1545/W/24/3351697) where the Inspector concluded:

'that even taking account of the indicative landscape and development framework plan,.....the identified adverse impacts to the character of the host landscape and the harmful visual effects from various perspectives would very substantially harm the character and appearance of the area. Therefore, the development would be contrary to Policies....in the Local Plan where these...seek to ensure that developments respect and enhance the character and local context and make a positive contribution in terms of landscape setting, and where it seeks to maintain the rural character of the district without compromising the identity of its individual settlements.'

In both cases these landscape considerations outweighed any shortfall in housing land supply.

Ecology

Fiddlers Wood, a Local Wildlife Site and Ancient Woodland, adjoins the site along the northern boundary and the cumulative impact of development of the adjoining site is not assessed in the Ecology Report and there is no survey analysis of what flora and fauna exist in Fiddlers Wood or how that might be affected by the development. The Ecology is limited to an analysis of the agricultural field and adjoining hedgerows which will inevitably have little interest apart from some mature oak trees. Mitigation in the form of a 30m buffer is an inadequate response, given the lack of evidence as to what needs to be protected.

Traffic & Transport

Whilst the application relies on the inclusion of the site in the Preferred Options Report to justify a permission, the Transport Assessment (TA) fails to include and assess the impact of the other sites along the A1124 that are proposed in that Report, namely 180 dwellings on land elsewhere in Eight Ash Green and 235 at Chappel & Wakes Colne. This development will adversely impact the village of Aldham, as drivers avoid congestion at the A1124/A12 junction by using Green Lane/Brook Road/North Lane to reach Marks Tey station and A12 southbound. Furthermore, given congestion on

the A120 at Marks Tey the proposed allocation of 125 dwellings at Gt Tey would further impact on the A1124 and also the village of Aldham as drivers seek to avoid using the A120 to access Colchester. No further development in the villages west of Colchester should be granted until the cumulative impact of the 3600 new dwellings proposed in the Preferred Options have been adequately assessed and a plan for mitigation agreed.

The TA and the Travel Plan overstate the existing bus services along the A1124 and proposes no improvement to frequency. The level of traffic and narrow carriageway through parts of Eight Ash Green make cycling unattractive on the A1124. The Travel Plan is wholly unrealistic in suggesting a reduction of 5-10% in Single Occupancy Car Journeys is a reasonable target and no practical measures are proposed to achieve any significant reduction in what will inevitably be a heavily car dependent development.

Design & Layout

The applicant is a land promoter, not a developer, and all matters of detail apart from the access will be subject to separate applications by whichever housebuilder purchases the site, if outline permission is granted. There is no design code and no indicative master plan that addresses the sensitivity of the site and the evidence of the development of the adjoining housing site is that there will be little distinctiveness to reflect the rural character of this location, resulting in further harm.

Following the resolution to object to the application Cllr A. Scott spoke about possibly getting s106 monies from this application in the event it was to be granted in the future. Cllr M. Lambert informed the meeting further on an email he has received from CCC s106 officer to highlight what, if any, s106 monies could be used for. Any comments made on this would be without prejudice to the Council's opposition to the current application

Reference was made to a list prepared in May 2023 (summarised below). Given at that time the village was not identified for new housing in the current Local Plan the Parish Council assumed that only small-scale infill was ever likely, and therefore the only s106 infrastructure eligible under the City Council' Supplementary Planning Guidance would have been only for Community Facilities and Sport & Recreation. This needs to be reviewed at the September meeting.

Community Facilities/Sport & Recreation: The priority is for the replacement of the playing fields and play equipment when the current lease expires in June 2024. At present no suitable alternative site has been identified, but the options for the future are under review by the Parish and funding would be required for purchase/lease of a new site and potentially replacement and/or additional play equipment. No costings can be given at this stage but a budget in the order of £30,000 is suggested.

The Village Hall is managed by an independent Committee, but it is understood that a porch over the rear door is needed. Estimated cost [£2500?] – NB this item has now been subject of s106 agreement and has been implemented

Replacement of two Parish Notice Boards - £3,000

Preparation of Ecological Management Plan for Gallows Green - £2500 – under discussion with EWT

Highways & Transport: The village is affected by traffic using local roads for rat running, particularly to avoid holdups on eastbound A120 at Marks Tey. Volume and speed of traffic on Brook Road/North Lane has increased, especially following the completion of the new bridge, and Brook Road is too narrow for larger vehicles to pass safely north of the bridge. This makes the route dangerous for walkers and cyclists. The Parish Council would seek funding for a feasibility study - £5-£10,000 to examine the potential for extending and improving the existing PRoW from Aldham Hall to North Lane to create a safe pedestrian/cycle route between the village and Marks Tey Station, bus services and other facilities. A safer route could also assist in reducing the need for residents to travel by car to reach these facilities.

Repairs to footway on Ford St Bridge - £10,000

PRoW repairs to signs, bridges etc reported in January 2021 - £3000

Safety Equipment for Community Speed Watch team £650

251158 - 2 Oak Tree Cottages Brook Road Aldham CO6 3RJ

8.45m x 3.91m Wood Garden Building

Aldham Parish Council responded to this planning application to CCC before the deadline.

The response was Aldham Parish Council has no objection to this planning application

251289 - Corvettes New Road Aldham CO6 3QZ

Replacement of existing stable building

Aldham Parish Council responded to this planning application to CCC before the deadline.

The response was Aldham Parish Council has no objection to this planning application

251407 - Somerson House New Road Aldham CO6 3PN

Demolition of existing outbuildings (part renewal of approval ref 222690 dated 19 Dec 2022)

Aldham Parish Council responded to this planning application to CCC before the deadline.

The response was Aldham Parish Council has no objection to this planning application

135/2025 Planning Decisions affecting Aldham

250944 - Frogs Hall Cottage Green Lane Aldham CO6 3PR

To determine if prior approval is required for a proposed: Change of Use of former Agricultural Buildings to Dwellinghouses (Class C3), which include necessary operations reasonably for the conversion The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q. **Prior Approval Required (Approved)**

251117 - Ashington Lodge New Road Aldham Colchester CO6 3QT

Application to determine if prior approval is required for a proposed change of use of agricultural storage building into two dwellings. **Prior Approval Required (Refused)**

136/2025 Finance

a) To receive the Bank reconciliations as at 31st. July 2025

Councillors noted the Bank reconciliations as at 31st. July 2025

b) To receive the comparison of Actual to Budgeted for 2025/2026

Councillors noted the comparison of Actual to Budgeted for 2025/2026

c) To approve the payment of Accounts for August 2025 and to agree a transfer of funds to meet the Parish Council financial requirements **All Agreed**

137/2025 To confirm date and time of next meeting. Tuesday 2nd. September 2025 at 7.30pm

138/2025 Closure of the Meeting

To close the meeting having considered and determined all items of business

The Chair then closed the meeting at 8.20pm and thanked everyone for attending

Signed

Mike Lambert – Chair

2nd. September 2025

TIEM 146/2025

Estimate 803

12 June 2025

£720.00



C J Wynn Tree Services

Aldham Parish Council
80 Chapel Road
West Bergholt
Colchester
CO6 3HL

Cheddars
School Road
Little Horkesley
Colchester
Essex CO6 4DJ
cjwynn_trees@outlook.com
07704572982
VAT: 361446992

Quantity	Details	Unit Price (£)	VAT	Net Subtotal (£)
1	Work at Gallows Green: Fell dead trees including three sycamore trees near entrance, one sycamore pollard, one hawthorn near telegraph pole and one willow along path Coppice adjacent willow All arisings to be removed from site	600.00	20%	600.00
Net Total				600.00
VAT				120.00
GBP Total				£720.00

150/2025 2) Love your Bus Initiative and Colchester Bus Service Consultation

Following a query over the 88a Service through the main village it has been confirmed that the reduction in service into Colchester in the weekday morning peak was a commercial decision and that no consultation was required by First Bus before the service was axed. Ironically the best service is now on a Sunday as a result of ECC funding!

In response I have followed up with County Councillor Barber over the last few months and elicited this advice from ECC officers:

'I would like to suggest the Love Your Bus Grant Fund, which is currently open for applications from Parish and Town Councils for projects aimed at increasing bus service patronage. Grants of up to £50,000 are available for revenue-only projects in the 2025/2026 period, supported by the Department for Transport's BSIP+ funding. Each council can submit up to three bids. Eligible projects include increasing passenger numbers, expanding service frequency or stops, marketing (e.g., leaflets, maps), and community engagement events.'

Unfortunately, the deadline for this has passed for bids during 2025/26 but it is hoped the scheme might be rolled forward and if there is another opportunity it is proposed APC should apply. A Briefing is to be held on 25th September regarding next year that I propose to attend if the Council agree.

Separately, there is a current consultation on those Bus Services supported by ECC that runs until 27th October. However, the pro-forma only allows a response to those services that are proposed to change. This does not include any of the 88 services between Halstead and Colchester and there is therefore no scope to make representations on the 88a.

The only other opportunity to secure some improvement may be through any s106 agreements that are secured as part of future planning permissions for new housing along the route of the 88. At the moment we are aware of proposals for 680 new homes along the A1124 in Aldham, Chappel & Wakes Colne and Eight Ash Green in the Local Plan Review that was tabled in February and is awaiting formal consultation. It is possible that further development may be also be proposed for Earls Colne in any review of the Braintree Local Plan. If approved these numbers should justify measures and provide funding to improve frequency of bus service and reduce the need to travel by car.

Mike Lambert, Chair
2nd September 2025

150/2025 3) Response to Consultation on Essex Transport Strategy

Councillors will recall that we responded to the first round of consultation on this Strategy (see Min.Ref.121/2024). We were critical of its failure to address the issues caused to rural roads as a result of congestion on the Main Road network and the impact on quality of life and well being for those living along rural roads. Local roads are increasingly used for rat running by through traffic on journeys where the origin/destination lies outside the local area the roads were designed to serve.

The current consultation comprises a number of documents including a Strategic Implementation Plan for the whole County and area based Plans that include one covering Braintree and North Essex and another covering Colchester Urban Area.

https://consultations.essex.gov.uk/essex-highways/better-connected-essex/user_uploads/consultation-document---a-better-connected-essex.pdf

https://consultations.essex.gov.uk/essex-highways/better-connected-essex/supporting_documents/colchester-implementation-planpdf

https://consultations.essex.gov.uk/essex-highways/better-connected-essex/supporting_documents/braintree-and-north-essex-implementation-planpdf

Aldham, along with our neighbouring parishes, lies on the border of both the two area based plans and there is little or no reference to the issues we have raised as a direct result of congestion on the A12 and A120. The Plan is already out of date as it predates the announcement not to fund the A12 or include the A120 in any future Road Programme. The Strategy also ignores decisions on the Colchester Local Plan Review that are likely to include a major expansion of the six villages west of Colchester, and makes no commitment to mitigating the impact on the transport network of the potential doubling in population of these villages over the next 15 years.

The document comprises a list of worthy and commendable objectives for transport in the county but it certainly does not amount to an implementation plan and does not address the key issues of traffic and congestion faced by residents in the rural parts of the County on a daily basis.

Mike Lambert, Chair

2nd September 2025

A Section 106 (s106) agreement is a legally binding contract between a local authority and a developer, requiring the developer to provide or fund infrastructure or other measures to mitigate a development's impact on the community and local area.

Notwithstanding the resolution of the Parish Council to object to application 25/1310 for 250 homes on Halstead Road at the last meeting, the City Council has asked the Parish Council what might be required to mitigate the impact of such a development if it were to proceed. This is on a without prejudice basis, however, the City Council would be obliged to prepare a draft s106 agreement for consideration even if the application were refused and was then subject to an appeal to an independent inspector.

The Parish has previously given consideration to this but in the context of anticipating a much smaller scale of development (see attached).

According to the City Council's planning guidance any s106 agreement would be seeking 30% of the housing as affordable (defined as 80% or less of market rent), contributions towards school place provision and any off-site highway/transport mitigation. In addition, contributions are also sought in accordance with approved formulae towards the provision of community facilities and leisure/open space.

These contributions are split 65% for the ward/parish and 35% for city wide provision. Clearly given the proximity and impact on Eight Ash Green it is likely that some apportionment would be required between the two Parishes. However, using the mix of housing types set out in the application the contribution for Community Facilities within the Parishes could be as much as £475,000 . The scale of contributions for Leisure/Open Space could be higher depending how much open space/play facilities are provided on site.

These are substantial sums well in excess of anything considered under the earlier exercise and would clearly require wider discussion with both the City Council and Eight Ash Green as well as local residents. It could certainly provide additional funding for Gallows Green and the Millenium Playing Field.

In addition, the impact of increased traffic would justify funding some or all of the proposals originally included in the report to the Local Highways Panel (attached). In particular, the provision of a safe off-road FP/cycleway from the village to Marks Tey station, buses and services.

The Council is invited to consider what further mitigation measures it would seek from a s106 agreement if planning permission were to be granted and in addition to authorise the Chair to liaise with the City Planning Officers on what might be appropriate from the documents attached

Mike Lambert

2nd September 2025

Infrastructure Audit by Colchester City Council 2023

Priorities for Aldham Parish Council

Given the village is not identified for new housing in the current Local Plan the Parish Council recognise that only small scale infill is ever likely, and therefore the only s106 infrastructure eligible under the City Council' Supplementary Planning Guidance would be for Community Facilities and Sport & Recreation.

Community Facilities/Sport & Recreation:

The priority is for the replacement of the **playing fields and play equipment** when the current lease expires in June 2024. At present no suitable alternative site has been identified, but the options for the future are under review by the Parish and funding would be required for purchase/lease of a new site and potentially replacement and/or additional play equipment.

No costings can be given at this stage but a budget in the order of £30,000 is suggested.

The **Village Hall** is managed by an independent Committee, but it is understood that a porch over the rear door is needed. Estimated cost [*£2500?*]

Replacement of two Parish Notice Boards - £3,000

Preparation of Ecological Management Plan for Gallows Green - £2500

Highways & Transport:

The village is affected by traffic using local roads for rat running, particularly to avoid holdups on eastbound A120 at Marks Tey. Volume and speed of traffic on Brook Road/North Lane has increased, especially following the completion of the new bridge, and Brook Road is too narrow for larger vehicles to pass safely north of the bridge. This makes the route dangerous for walkers and cyclists. The Parish Council would seek funding for a feasibility study to examine the potential for extending and improving the existing PRow [FP?] from Aldham Hall to North Lane to create a **safe pedestrian/cycle route between the village and Marks Tey Station**, bus services and other facilities. A safer route could also assist in reducing the need for residents to travel by car to reach these facilities.

Repairs to footway on Ford St Bridge - £10,000

PRow repairs to signs, bridges etc reported in January 2021 - £3000

Safety Equipment for Community Speed Watch team £650

ALDHAM PARISH COUNCIL

9th May 2023

Note for Colchester Local Highways Panel

Strategy to mitigate impact of traffic speed and volume on highway safety and amenity in Aldham Parish

Purpose:

To seek the support of the Local Highways Panel for a series of measures that over time could assist in mitigating the impact of increased traffic volume and speeds on minor rural roads in the Parish of Aldham.

Background:

The village of Aldham comprises two distinct parts: the main village at the cross roads of Tey Road/Green Lane and Brook Road/New Road; and Ford Street, with properties fronting the A1124 from the boundary of Eight Ash Green down Ford St Hill to the River Colne and the boundary with Fordham.

No.88 Colchester to Halstead Bus service runs along the A1124 serving Ford St, but there is a more limited service via the main village (88A), which is subsidised to run on Sundays and Bank Holidays by ECC.

There is currently no footway between Ford Street and facilities in the main village ie. Church and Village Hall, nor between the main village and facilities at Marks Tey ie. rail station, bus services and shops/post office etc.

Key Issues:

- **Local Plan Review**

An overarching issue for Aldham is the emerging Review of the Local Plan. Whilst recognising the national priority to increase housing supply there is little evidence in the Preferred Options that transport infrastructure will match the rate of new development, or that planning policy will reduce the use of the car as the principal means of transport for most residents in north Essex. In Aldham and the five adjoining parishes, the Local Plan Review is proposing over 3500 new homes. That is more than the existing housing in all five parishes of Aldham, Chappel & Wakes Colne, Eight Ash Green, Gt Tey, Marks Tey and Copford. Effectively doubling the population of these five parishes will have a very significant adverse impact on both traffic movement and the amenity of all residents of these parishes.

- **Traffic Speed & Volume**

The village has experienced higher traffic volumes through the village, not only on the A1124 but also through the main village over the last ten years with the advent of SatNav and Google Maps. The west-east route (Tey Road/Green Lane) is now a recognised rat run to avoid congestion at the A120/A12 junction at Marks Tey and this has markedly increased since the A12 works between J25 and J26 over the last two years. The verges are badly eroded and badly potholed because it is generally too narrow for vehicles to pass without pulling on to the verge. Furthermore, residents have had to resort to erecting posts along the narrow verges to reduce the risk of vehicles running into roadside ditches when passing oncoming vehicles. Inevitably as a rat run, traffic speeds have increased making the route less safe for other road users ie. cyclists, pedestrians/dog walkers, runners and horse riders. The entire length of Tey Road between the built up edge of Aldham and Gt Tey is subject only to the National Speed Limit.

New Road and Brook Road form part of a short cut from A12/A120/Marks Tey station around the north west side of Colchester to the B1508 through Fordham and Wormingford. Although the section through Aldham is not subject to the same problem of HGVs from CSH and Fairfield Farm as

our neighbouring Parishes, the use of minor roads such as these as a short cut, particularly during peak hours means high volumes and higher speeds to the detriment of safety and amenity.

Residents fronting the A1124, particularly those fronting the Colchester bound carriageway at the top of Ford St Hill have lodged a petition with the Parish Council in response to the increased risks accessing the A1124 from their private drives on the inside of the bend, because of increased traffic volumes and speed over recent years. This follows an intensive campaign by residents over many years to secure a 40mph limit on this stretch of the A1124, which was eventually implemented in 2013.

- **Pedestrians and Cyclists**

National policy is seeking to encourage more walking and cycling and the use of public transport. The station at Marks Tey is only just over a mile from the centre of the main village and access to this and other facilities at Marks Tey should be accessible to both walkers and cyclists. However, from the edge of the village to North Lane where there is a footway and wider carriageway, there is no safe route for pedestrians on Brook Road. The narrow carriageway makes it unsafe for cyclists as there is not room for two vans or larger vehicles to pass safely on the stretch north of the Roman River, and raised verges make it impossible for vehicles to pull over.

SatNav and Google Maps is encouraging more traffic to short cut along Rectory Road which links Tey Road and Brook Road. This is very narrow with a number of blind bends. It is also subject only to the National Speed Limit. It serves just a farm, small market garden and 14 houses but is a popular local recreational route with walkers, cyclists, runners and horse riders. Unnecessary through traffic should be discouraged on the grounds of safety and amenity.

- **Public Transport**

The limited 88a service through the main village discourages more use by residents as an alternative to the car as a means of travel to the City Centre. The regular 88 travels up Ford St Hill with no additional stops, saving minimal journey time and losing the opportunity for additional passengers from Aldham village. The distance and absence of a convenient and safe pedestrian route from the village to Ford St rules out the chance of anyone making use of the better service.

Proposed Strategy for Mitigating Impact of Traffic Speed and Volume on our Community:

The Parish Council recognises that the general increase in traffic volumes, particularly on minor rural roads as a direct result of a lack of capacity on the Major Road Network is unlikely to diminish without changes to national policy on transport. However, the LocalPlan Review is likely to exacerbate the existing problems and a number of measures need to be urgently adopted to improve safety and amenity for our residents.

- **Current Measures:**

The Council has co-funded a Speed Indicator Device (SID) with Wormingford and Fordham that has an ECC licence to be erected at two locations in Aldham; the bottom of Ford St Hill as you enter the current 30mph limit and at Brook Road at the northern end of the main village. However, this is only available for four months of the year. With support from our City Councillors' Local Fund we are putting aside funds from next year's Budget towards the cost of our own SID for use solely within the village, and one that has the ability to store data on vehicle flows and speed at a cost of approximately £5000.

In response to concerns expressed by local residents, especially following the impact of road works and major incidents on the A12, Parish Council have established a Highways & Traffic Working Group which includes co-opted residents and City and County Councillors. This Note has been prepared by the Group and was endorsed by the Parish Council on [4th February]

- **Community Speed Watch:**

The Parish Council is embarking on a campaign this spring to recruit sufficient volunteers to re-establish the Community Speed Watch team to support Essex Police in reducing traffic speeds through the village.

- **Additional Speed Limits on Minor Rural Roads:**

The Parish Council is aware of the recent consultation on a Draft Essex Transport Strategy that proposes a new road classification for the County to make it more relevant to current issues, such as those raised in this paper. However, the Parish Council has made representations on this draft to the effect that it does not address the problem of inadequate and inappropriate minor roads effectively becoming surrogate relief routes for the congested County Road network, with consequential detrimental effect on road safety and amenity for residents along these rural routes. The two routes through the main village of Aldham fall into this category.

The Parish Council would advocate the imposition of 40mph speed limits on the following roads between existing 30mph limits - Tey Road, Green Lane, New Road and Brook Road North Lane, in the interest of traffic safety and local amenity.

- **A1124 Ford St Hill**

The Parish Council advocates the extension of the 30 mph limit at the bottom of Ford St Hill on the A1124 to a point east of the junction with Green Lane, beyond the last house on the north side, as a minimum and preferably to replace the entire 40mph limit between Ford St and Eight Ash Green with a 30mph limit.

- **Additional Traffic Calming Measures**

The Parish Council advocates the renewal and enhancement of the existing 'gateway' features at the entrance to the main village on Brook Road and New Road and introduction of new 'gateway' features on the entrance to the village on Tey Road and Green Lane, to further discourage traffic speed.

If data from the proposed SID demonstrates persistent speeding through the main village the Parish Council would advocate additional traffic calming measures, in the form of priority working at the New Road and Brook Road speed limits to reduce speed and discourage this route as a short cut.

- **Improvements for Pedestrians and Cyclists**

The Parish Council seeks support from the Local Highways Panel towards the cost of a feasibility study into the creation of a segregated cycle/pedestrian route from the Millennium Playing Field to North Lane to provide safe access to Marks Tey station and facilities at Marks Tey. Funding for implementation would be sought when opportunities to apply for capital funding initiatives are available or through s106 or similar contributions from new development or major infrastructure

projects in the locality.

The Parish Council advocates the introduction of 'Quiet Lane' status to the entire length of Rectory Road to discourage through traffic and traffic speed and improve both safety and amenity for recreational users of the lane on foot, cycle or horse.

- **Bus Service**

The Parish Council seek support for an enhanced bus service through the main part of Aldham village (88a service) to increase patronage and reduce reliance on the car to access Tollgate and the City Centre

Conclusion & Way Forward:

1. The Parish Council wish to mitigate the impact on road safety and local amenity of increased traffic volumes and speed arising from the use of rural minor roads as short cuts and rat runs to avoid delay and congestion on the County Road Network.
2. The Parish Council seeks the support of the LHP in principle for this package of measures for our Parish and would request the opportunity is taken to implement these in a phased manner over time as funding becomes available.

Aldham Parish Council
February 2025

	BANK RECONCILIATION			
Financial year ending 31.03.26				
Bank Balance as at	30.04.25	31.05.25	30.06.25	31.07.25
Unity Trust Bank Current a/c	£ 10,277.00	£ 10,196.38	£ 3,057.30	£ 1,266.11
Unity Trust Bank Savings a/c	£ 8,000.00	£ 8,000.00	£ 14,000.00	£ 14,056.23
Total:	£ 18,277.00	£ 18,196.38	£ 17,057.30	£ 15,322.34
Less Unpresented cheques				
Total of unpresented cheques	£ -	£ -	£ -	£ -
Net Bank Balances as at	£ 18,277.00	£ 18,196.38	£ 17,057.30	£ 15,322.34
CASH BOOK				
Balance as at 01.04.25	£ 10,883.60	£ 10,883.60	£ 10,883.60	£ 10,883.60
Plus Receipts	£ 8,829.00	£ 10,445.83	£ 10,445.83	£ 10,502.06
Total	£ 19,712.60	£ 21,329.43	£ 21,329.43	£ 21,385.66
Less Payments	£ 1,435.60	£ 3,133.05	£ 4,272.13	£ 6,063.32
Grand Total	£ 18,277.00	£ 18,196.38	£ 17,057.30	£ 15,322.34
Difference	£ -	-£ 0.00	£ -	£ -
Bank Balance as at	31.08.25	30.09.25	30.10.25	30.11.25
Unity Trust Bank Current a/c	£ 1,640.99			
Unity Trust Bank Savings a/c	£ 12,806.23			
Total:	£ 14,447.22			
Less Unpresented cheques				
Total of unpresented cheques	£ -			
Net Bank Balances as at	£ 14,447.22			
CASH BOOK				
Balance as at 01.04.25	£ 10,883.60			
Plus Receipts	£ 10,502.06			
Total	£ 21,385.66			
Less Payments	£ 6,938.44			
Grand Total	£ 14,447.22			
Difference	-£ 0.00			
Bank Balance as at	31.12.25	31.01.26	28.02.26	31.03.26
Unity Trust Bank Current a/c				
Unity Trust Bank Savings a/c				
Total:				
Less Unpresented cheques				
Total of unpresented cheques				
Net Bank Balances as at				
CASH BOOK				
Balance as at 01.04.25				
Plus Receipts				
Total				
Less Payments				
Grand Total				
Difference				



Aldham Parish Council

Current T1

60-83-01 • 20505556

Balance

Available

£ 1,640.99 £ 1,640.99

Balances are correct as of 10:43 on 29 Aug 2025.

↓ Date	Description	Paid in	Paid out	Balance
29/08/25	Transfer from 20505569	£ 1,250.00		1,640.99
06/08/25	B/P to: Kevin B. Money • CLERK PAYMENT		-492.40	390.99
06/08/25	B/P to: RCCE • ALDHAM PC		-61.80	883.39
06/08/25	B/P to: Landscape Services • INV. 3094		-303.60	945.19
06/08/25	B/P to: Colchester CC • INV. 20217106		-17.32	1,248.79
31/07/25	Service Charge		-6.00	1,266.11
02/07/25	B/P to: Kevin B. Money • CLERK PAYMENT		-492.40	1,272.11
02/07/25	B/P to: Landscape Services • INV. 3067		-303.60	1,764.51
02/07/25	B/P to: Aldham Village Hal • APC MEETING COST		-16.00	2,068.11
02/07/25	B/P to: Landscape Services • INV. 3081		-303.60	2,084.11
02/07/25	B/P to: Aldham Village Hal • SUMMER BBQ		-163.59	2,387.71
02/07/25	B/P to: Wormingford PC • SID PAYMENT		-500.00	2,551.30
30/06/25	Service Charge		-6.00	3,051.30
04/06/25	B/P to: Landscape Services • INV. 3061		-303.60	3,057.30
04/06/25	B/P to: Kevin B. Money • CLERK PAYMENT		-492.40	3,360.90
04/06/25	B/P to: Landscape Services • INV. 3051		-303.60	3,853.30
04/06/25	B/P to: Aldham Village Hal • APC MEETING COST		-16.00	4,156.90
04/06/25	Transfer to 20505569		-6,000.00	4,172.90



Aldham Parish Council

Instant Access

60-83-01 • 20505569

Gross interest rate

2.25 %

Balance

£ 12,806.23

Available

£ 12,806.23

Balances are correct as of 10:44 on 29 Aug 2025.

↓ Date	Description	Paid in	Paid out	Balance
29/08/25	Transfer to 20505556		£-1,250.00	12,806.23
30/06/25	Credit Interest	✓ 56.23		14,056.23
04/06/25	Transfer from 20505556	6,000.00		14,000.00
	Group 25 maintenance	1000		13000.00
	Playing Field Irrigation	100		12900.00
	Street Lighting	120		12780.00
	Post & Subscriptions	275		12505.00
	Stationery	80		12425.00
	Insurance	300		12125.00
	Village Hall Hire	200		11925.00
	Adult Fees	127		11798.00
	Courses, Books & Travelling	400		11398.00
	Policy (Green)	25		11373.00
	Chapman's Migration	420		10953.00
	Operations Other	180		10773.00
	Fest & Events	500		10273.00
	Out of Village	200		10073.00
	Tire Supply & maintenance	500		9573.00
	Maintenance	700		8873.00
	Speed Gun	100		8773.00
	Welfare	300		8473.00
	Client experience	50		8423.00
	Coverages	1250		7173.00
	Playing Field Rent	300		6873.00
	Bank Charges	70		6803.00
	Special Income & Device	1200		5603.00
	TOTAL	17655		5603.00
	Outstanding VAT Claim			630.16
	Total Expenditure			5968.84

EARMARKED RESERVE ACCOUNT SUMMARY

General Reserves	£ 6,500.00	
Pylons	£ 5,000.00	
Footpath Maintenance	£ -	
Mower Replacement	£ -	
Notice Board restoration	£ -	
Legal Fees	£ -	
Training	£ -	
Bank Interest	£ 56.23	
SID Device	£ 1,250.00	
Total in EMR account	£ 12,806.23	

	APC FINANCE SEPTEMBER 2025					
	Income: Interest £56.23p:					
		Expenditure				APC Ref. No.
Chq No.	Inv. No.	Payee	Cost	VAT	Total	
FEE		Unity Trust Bank - Service Charge	£ 6.00	£ -	£ 6.00	31
BACS	Sept '25	Kevin B. Money - Salary	£ 507.40	£ -	£ 507.40	32
BACS		Aaldham Village Hall - Meeting cost	£ 40.00	£ -	£ 40.00	33
BACS	3109	Landscape Services - Grass cutting	£ 253.00	£ 50.60	£ 303.60	34
		TOTAL:	£ 806.40	£ 50.60	£ 857.00	
		Denotes already paid				