

## **INTRODUCTION**

### **1. Do you agree that the Plan should cover the period to 2032 and beyond?**

Yes this helps with forming the longer term vision for the borough and providing bold solutions to the growth needs such as the two new settlements.

### **2. Do you agree with the scope of the evidence base set out under the heading '*What Information will be used to inform the Plan?*', is there anything that you think is missing from the list, or that you think is not needed?**

Agreed

## **OVERARCHING LOCAL PLAN ISSUES AND OPTIONS**

### **3. Do you think we have identified all of the key planning issues facing Colchester and which the Plan should address? If not, please set out any additional issues that you have identified, along with your thoughts on how the Plan could address them.**

Yes the consultation document is thorough in its explanation of the issues and options for growth.

### **4. Do you think we have identified all of the strategic cross-boundary issues? If not, please explain what issue(s) we have missed and include supporting evidence.**

There will be implications for Maldon from the proportional settlement growth at Tiptree and West Mersea which are settlements close to the boundary with Maldon DC. This issue should be elaborated upon going forward and we would be keen to work with Colchester on the plans for growth in these towns as they emerge.

### **5. Are there any other issues or considerations that we should take into account, or be aware of in formulating the new Local Plan.**

Nothing to add

## **VISION**

**6. What would you like to see for the Borough's future, what do you think should be included in the Local Plan vision for the Borough, what should we be aiming and aspiring to achieve and why?**

The vision should include the aspirations to achieve significant growth to the east and west of Colchester at the proposed new towns and limited proportional growth at Colchester and elsewhere in the rural areas.

**7. Are there any other documents or visions that you think might help to inform the vision for the new Local Plan?**

Nothing to add

## **HOUSING**

**8. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified

**9. Do you have any thoughts on how the Plan could or should address these issues?**

n/a

**10. Do you have any further comments to make on housing related issues?**

None at the current time

## **EMPLOYMENT**

### **11. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified

### **12. Do you have any thoughts on how the Plan could or should address these issues?**

Major new employment areas should be planned in conjunction with the new settlements especially the new town to the west of Colchester as this is well located close to the strategic road and rail network.

### **13. Do you have any further comments to make on employment related issues?**

Not at the current time

## **RURAL COLCHESTER**

### **14. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified

### **15. Do you have any thoughts on how the Plan could or should address these issues?**

Proportionate growth in the rural areas (after taking off the housing numbers from the strategic growth at the new towns and Colchester) is an approach which we support as it minimises environmental impacts on the rural areas.

### **16. Do you have any further comments to make on issues related to the Borough's rural area?**

No

### **PROMOTING HEALTHY COMMUNITIES**

#### **17. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified

#### **18. Do you have any thoughts on how the Plan could or should address these issues?**

Nothing to add

#### **19. Do you have any further comments to make in relation to the promotion of healthy communities?**

Nothing to add

### **SUSTAINABLE TRANSPORT AND ACCESSIBILITY**

#### **20. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified

#### **21. Do you have any thoughts on how the Plan could or should address these issues?**

Sustainable transport links into Colchester from the proposed new towns needs to be looked at closely such as enhanced or new provision of public transport systems or perhaps a new guided bus system.

**22. Do you have any further comments to make on transport related issues?**

No

**HERITAGE AND TOWNSCAPE**

**23. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified

**24. Do you have any thoughts on how the Plan could or should address these issues?**

Nothing to add

**25. Do you have any further comments to make on design and heritage related issues?**

Nothing to add

**NATURAL ENVIRONMENT**

**26. Have the correct issues been identified, are there any missing?**

Yes the correct issues have been identified.

**27. Do you have any thoughts on how the Plan could or should address these issues?**

By focussing growth close to or at Colchester.

**28. Do you have any further comments to make about issues related to the Natural Environment?**

No

## **GROWTH OPTIONS / DEVELOPMENT STRATEGY**

### **29. Which option do you think would form the most appropriate strategy for the growth of the Borough and why?**

Maldon DC has a preference for Option 1B which provides two new settlements and growth across the urban and rural area. This is likely to result in a lower volume of land release needed in the rural areas, and in particular around the settlements of West Mersea and Tiptree to the south of the borough, which are close to the border with Maldon. This will help limit any impact on the rural environment and road network in the area and towards Maldon where many residents will wish to travel to for work, shopping and leisure purposes.

### **30. Are there other reasonable/realistic options which could meet the necessary requirements (including their ability to accommodate the objectively assessed need and ensure the maintenance of a five year housing supply) that you think we have missed and would provide a more preferable option?**

We are not aware of any as the main options of new settlement, urban extension, urban redevelopment and limited growth in the rural areas are included in various forms in the six options presented.

### **31. Should any new sustainable settlement aspire to the Garden City principles?**

Yes. This is a good approach and is being adopted in Maldon with our proposed garden suburbs at South Maldon and at North Heybridge.

### **32. Should we look to have high densities if possible, if so, where do you think higher densities would be appropriate and why?**

Yes. Higher densities of development would be suitable in locations that are close to public transport hubs and the town centres so as to encourage those that are able to walk and cycle to these facilities.