



Response Number:

Date Received:

Date Acknowledged:

Date Processed:

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Please complete this form for Call for Sites submissions. Please help us by providing as much information as possible. A separate form should be completed for each site. Along with a completed form, please provide a site plan, clearly identifying the boundary of the land being put forward, at a scale of no less than 1:2500, together with a map identifying the location of the site.

Please make all submissions electronically, using the email address provided below. Electronic forms must be submitted **in Word format**; forms which have been converted to pdf or other file types will not be accepted. Paper submissions will be accepted if you are unable to make your submission electronically, or if you wish to provide a paper copy in addition to your electronic submission.

Please send your completed forms and maps to:

Email: planning.policy@colchester.gov.uk

(Post: Place Strategy, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG)

1. Personal Details

Title

First Name

Last Name

2. Agent Details (if applicable)

Title

First Name

Last Name

Job Title	<input type="text"/>	Job Title	<input type="text"/>
(where relevant)		(where relevant)	
Organisation	<input type="text"/>	Organisation	<input type="text"/>
(where relevant)		(where relevant)	
Address Line 1	<input type="text"/>	Address Line 1	<input type="text"/>
Line 2	<input type="text"/>	Line 2	<input type="text"/>
Line 3	<input type="text"/>	Line 3	<input type="text"/>
Line 4	<input type="text"/>	Line 4	<input type="text"/>
Post Code	<input type="text"/>	Post Code	<input type="text"/>
Telephone Number	<input type="text"/>	Telephone Number	<input type="text"/>
Email address	<input type="text"/>	Email address	<input type="text"/>

3. I am...			
Owner of the site	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
Local Resident	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/Community Group	<input type="checkbox"/>	Registered Social Landlord	<input type="checkbox"/>
Other (please specify):			

4. Site Information

Site location (including address and post code) and a description of the site and surrounding area	<p>Land referred to as area of private open space west of Irvine Road in Colchester Local Development Framework Site Allocations, Adopted October 2010.</p> <p>Referred to similarly in Land Register title no EX704168. Post code CO3 3TR</p> <p>See maps at bottom of this document</p>
Grid reference (if known)	<p>X,Y 598070.71, 224312.33 Lon, Lat 0.876479, 51.882191</p>
Site area (hectares)	0.81ha
Developable site area (hectares)	0.0
Current Land Use e.g. agriculture, employment etc. Are there any existing structures?	Ancient orchard, private open space
Uses on land surrounding the site e.g. agriculture, employment, supermarket etc.	Residential, allotments, school playing field, nature area, footpaths

Type of site e.g. previously developed land, as defined in the NPPF, or greenfield	Undeveloped
Topography	Flat terrain
Existing trees and other landscape features on the site (Including details of Tree Preservation Orders)	<p>Subject to TPO Tree Preservation Order: 04/12 -, 7-23a Irvine Road, Colchester, Essex.</p> <p>Not only is the site a Local Wildlife Site and the trees themselves of interest due to their veteran status but collectively they represent a Traditional Orchard and are defined as such within the National Inventory (http://magic.defra.gov.uk/website/magic/viewer.htm?startTopic=maghabitat&activelayer=pcodeIndex&query=POSTCODE%3d%22CO3%203TS%22)</p> <p>Such orchards are subject to a national biodiversity action plan and Traditional Orchards in an urban location are especially unusual. The national biodiversity action plan has a target of no net loss of such sites (http://www.orchardnetwork.org.uk/content/traditional-orchard-hap).</p>
Key views to and from the site	Visible from gardens on two sides, from lane on one side and from public footpath on the other.
Details of how development on the site could be accessed by vehicles	N/A
Accessibility in terms of public transport provision, cycle ways etc.	N/A

<p>Ecological features and areas of biological importance</p>	<p>Not only is the site a Local Wildlife Site and the trees themselves of interest due to their veteran status but collectively they represent a Traditional Orchard and are defined as such within the National Inventory (http://magic.defra.gov.uk/website/magic/viewer.htm?startTopic=maghabitat&activelayer=pcodeIndex&query=POSTCODE%3d%22CO3%203TS%22)</p> <p>Such orchards are subject to a national biodiversity action plan and Traditional Orchards in an urban location are especially unusual. The national biodiversity action plan has a target of no net loss of such sites (http://www.orchardnetwork.org.uk/content/traditional-orchard-hap).</p> <p>It would also seem likely that the orchard, with its relatively undisturbed woodland nature, supports a sizable population of Stag Beetles which are a 'protected species', listed on Schedule 5 of the Wildlife and Countryside Act 1981.</p>
<p>Relevant Planning History (if known – please include relevant planning application numbers)</p>	<p>See maps at the bottom of the document.</p> <p>Relevant policies within current LDF are Core Strategy Policies PR1, Development Policies DP15 & DP16, and Site Allocations.</p> <p>In summary, the land is designated as Private Open Space; a County Wildlife Site as a Traditional Orchard; and is subject to a comprehensive Tree Preservation Order.</p>

5. Proposed Future Uses & Capacity		
USE (please tick all uses that could be appropriate for the site)	Yes	Basic Information – area/number of units/proposed Floorspace/number of pitches
Residential	<input type="checkbox"/>	
Affordable Housing	<input type="checkbox"/>	
Gypsy and travellers / travelling showpeople sites	<input type="checkbox"/>	
Office, Research & Development, light industrial (B1)	<input type="checkbox"/>	

General industrial (B2) / warehousing (B8)	<input type="checkbox"/>	
Retail (please specify)	<input type="checkbox"/>	
Community facilities (please specify)	<input checked="" type="checkbox"/>	Possible use as educational resource for local schools, many of which do not have access to natural space
Sports/leisure (please specify)	<input checked="" type="checkbox"/>	Possible recreation/leisure use as community managed orchard
Open space	<input checked="" type="checkbox"/>	<p>The land should be retained as Open Space as in the current LDF.</p> <p>Retention as Open Space would be consistent with the National Planning Policy Framework (paragraphs 73 & 74) which states that “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>As part of the new Local Plan, the Council should also designate the area as Local Green Space consistent with the NPPF paragraphs 76 & 77. The area clearly passes the tests:-</p> <ul style="list-style-type: none"> • where the green space is in reasonably close proximity to the community it serves; • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land. <p>The community value is clearly expressed in the representations being made to protect its special nature.</p>

Waste management	<input type="checkbox"/>	
Energy generation	<input checked="" type="checkbox"/>	Possible source of wood for local use
Other (please specify)	<input type="checkbox"/>	

6. Site Ownership		
I (or my client)....		
Is the sole owner of the site	<input type="checkbox"/>	
Is a part owner of the site	<input type="checkbox"/>	
Does not own (or hold any legal interest in) the site whatsoever	<input checked="" type="checkbox"/>	
If Owner/Part-owner have you attached a copy of the title plan and deeds with this form?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Please provide details of ownership if you are not the owner, or if you own only part of the site, along with details of any other legal interest in the site: Understood to be owned by Lexden Restorations and subject to an overage covenant.		
Does the owner (or other owners) support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

7. Market Interest
Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.

	Yes	Comments
Site is owned by a developer	<input checked="" type="checkbox"/>	I understand this is the case
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not Known	<input type="checkbox"/>	

8. Utilities				
Please tell us which of the following utilities are available to the site and provide any additional details relating to their provision.				
	Yes	No	Unsure	Comments
Mains water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not in place
Mains sewerage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not in place
Electrical supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not in place
Gas supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not in place
Public highway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restricted access

Landline telephone/broadband internet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not in place
Public Transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Similar to remainder of the area
Other (please specify):				

9. Availability Issues				
Please provide information on the following:				
	Yes	No	Unsure	Comments

Land in other ownership must be acquired to develop the site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access may not be sufficient to provide safe access. The residents association has conducted surveys which showed that over 300 schoolchildren walk or cycle past the Chase in the mornings and evenings, so any additional road safety hazard should be rejected.
Restrictive covenants exist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenants exist in the title deed but contents are unknown. Based on sales details, I believe that development would be subject to a 50% overage payment to the original seller
Current use needs to be relocated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public rights of way cross or adjoin the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heavily used footpath to west
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Historic features (e.g. Conservation Area, Listed Buildings, Archaeological features etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The trees themselves are of interest due to their veteran status but collectively they represent a Traditional Orchard and are defined as such within the National Inventory (http://magic.defra.gov.uk/website/magic/viewer.htm?startTopic=maghabitat&activelayer=pcodeIndex&query=POSTCODE%3d%22CO3%203TS%22)</p> <p>Such orchards are subject to a national biodiversity action plan and Traditional Orchards in an urban location are especially unusual. The national biodiversity action plan has a target of no net loss of such sites (http://www.orchardnetwork.org.uk/content/traditional-orchard-hap).</p>
Flood plain / other flooding issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Please provide any additional information and/or details of any other potential constraints that you are aware of.	
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10. Timescale for Availability		
Please indicate the approximate timescale for availability:		
		Comments – particularly if you have indicated that the site is not immediately available, please explain why:
Immediately	<input type="checkbox"/>	
Up to 5 years	<input type="checkbox"/>	
5 - 10 years	<input type="checkbox"/>	
10 – 15 years	<input type="checkbox"/>	
Beyond 15 years	<input type="checkbox"/>	Never. Should be utilised as a community resource.

11. Viability				
Please provide any recent information relating the viability of				
<input type="checkbox"/> Viable	<input type="checkbox"/> Viable - conditionally	<input checked="" type="checkbox"/> Unviable	<input type="checkbox"/> Don't know	

the site, including details of site-specific cost and any abnormal costs.	
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12. Site Access
Please provide the name, email address and telephone number of the person we can contact to make arrangements for a site visit (if different from those provided in Box 1). Please also provide information detailing if and where the site can be viewed from public land, along with any other information that we should be aware of in relation to site access.
Feel free to contact me at the address given in Box 1. Site can be viewed from public land.

13. Other Relevant Information – Please use the space below to for additional information or further explanations on any of the topics covered in this form. If more space is required, please continue onto additional blank sheets.
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To conform with the current LDF and the NPPF, the area should be designated as Open Space; designated as Local Green Space; have its TPO retained; and continue as a County Wildlife Site.

Any development will not benefit the local community in any respect. The only benefit will be to the developers who stand to make a considerable financial gain as evidenced by the overage clause.

No new resources will be added to the local infrastructure, but more drain on parking, services, waste collection etc.

More housing will dramatically increase traffic and parking congestion in the area.

It is impossible to claim that a development would make any substantial difference to local or national housing shortage.

There is a considerable benefit to the local community if the orchard remains intact as open space.

Preserving the orchard as a community resource remains the long term aim. Hamilton School have expressed a particular interest as their pupils currently have no green open space at all. If approval is given for even a small development, this possibility will be gone forever. This is a once-in-a-lifetime opportunity to provide and bequeath something to future generations.



Please tick this box if you would like to be added to the Planning Policy consultation database

Signature:.....David Kennedy

Date:.....23/2/15



Welcome,
Guest

Postcode, Place name or Address

Search

Map Centre

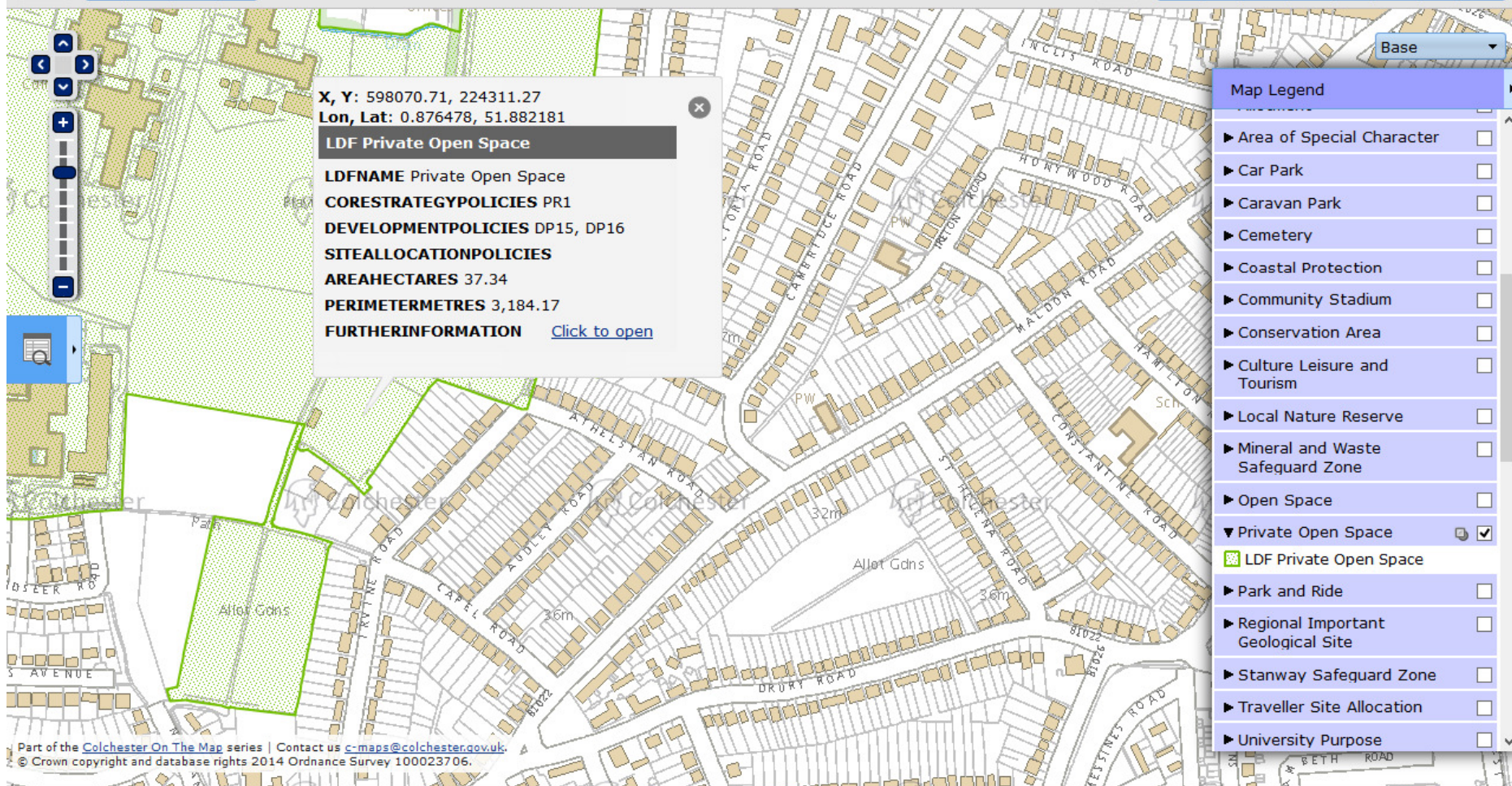
Help

Link

Sign In

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Tools



Land Registry
Current title plan

Title number **EX704168**
Ordnance Survey map reference **TL9824SW**
Scale **1:1250**
Administrative area **Essex : Colchester**



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