

**Colchester's Local Development Framework
Better Town Centre Plan
Supplementary Planning Document (SPD)**

Statement of Consultation

Spatial Policy
Strategic Policy and Regeneration
Colchester Borough Council
Rowan House
Colchester
Essex CO3 3WG
01206 282473
planning.policy@colchester.gov.uk

Introduction

The Better Town Centre Supplementary Planning Document (SPD) is one of the planning documents that make up Colchester's Local Development Framework. The overarching Core Strategy DPD was the first document to be produced, in line with Government guidance on priorities for the LDF. The Core Strategy sets out the spatial vision, strategic objectives and policies for the Borough up to 2021. The Core Strategy was declared 'sound' by a Government-appointed Planning Inspector and was adopted by the Council on 11 December 2008. The Site Allocations and Development Policy documents were subsequently adopted in October 2010. The policy direction set in these Development Plan Documents has been used as the cornerstone for the production of subsequent planning policy documents including this SPD.

In preparing the Better Town Centre SPD for adoption, we are required to comply with the Town and County Planning (Local Development) (England) Regulations 2004 and 2012 amendments. Regulation 12 of the 2012 amendments provide that the Council should not adopt a SPD until they have prepared and published a statement setting out:

- the persons the local planning authority consulted when preparing the supplementary planning document;
- a summary of the main issues raised by those persons; and
- how those issues have been addressed in the supplementary planning document

The following statement addresses these points and also is in accordance with Colchester's Adopted Statement of Community Involvement (SCI). The SCI stipulates the level of consultation to be undertaken, which includes a wide range of media and publicity to engage the general public, hard-to-reach-groups, community groups, councillors, businesses and governmental bodies.

Consultation Process

Development and implementation of the Better Town Centre Plan touches on a variety of issues and requires the continued involvement of different organisations and interests. The dialogue on these issues has been ongoing, and the Supplementary Planning Document synthesises the results of a number of previous consultations that the Council has carried out through the Better Town Centre initiative. The issues accordingly aren't new, but the proposed approaches in the SPD reflect the latest co-ordinated thinking on these topics and places. The Council's Better Town Centre initiative has relied on a cross-departmental approach in developing the plan, with direction given by a Town Centre Steering Group composed of representatives from each main section of the Council as well as representatives from Essex County Council on transport and urban design. [www.bettertowncentre.co.uk]. The Council carried out consultation exercises in March and October 2010 on the following nine components of this cross-cutting programme to improve the town centre;

- Improving Colchester for you and your family
- Creating quality public spaces and places
- Bringing new buildings and street scenes
- Supporting business and retailers
- Making it easier to get to and around Colchester
- Promoting Colchester
- New things to see do and visit
- Ensuring clean and safe places and spaces
- Changing Colchester after dark

4.2 Consultations on the Better Town Centre programme were themselves following on from a number of consultations:

Colchester 2020 Transport Assembly (February 2009)

Night Time Economy Task and Finish Group (2009)

Castle Park consultation (October 2009)

Street Care Strategy (February 2010)

Initial Consultation March 2010

The March 2010 consultation was launched with an event attended by over 70 people and then followed by consultation over several days in a mobile unit stationed in several units around the Town Centre. Attendance numbers averaged 100 people per day and most people requested further information to take away and read. A number of consistent themes came across:

Unattractive and dirty streets – Most people were extremely impressed by the new public realm in Lion Walk and believed that to improve the Town Centre for locals and visitors, more needed to be done to improve the quality and cleanliness of the streets.

Unsafe/undesirable night time location – The attractiveness, cleanliness and safety of the town after dark was raised as a concern during a number of the events.

Design of new buildings, including Firstsite art gallery and Magistrates Court – New building projects remain contentious, with the lengthy development period for the Firstsite project in particular generating negative comments, but as construction of buildings has advanced, understanding and appreciation of their roles in providing new facilities and supporting further new development has increased.

Initial ideas on Town Centre Transport – The consultation included proposals for limiting access to the High street. Generally positive comments were received once people realised that the plans did not include full pedestrianisation of the High Street. Concerns were raised about disabled parking, local access, and parking for deliveries. Unreliable buses and the need for shorter journey times were raised as important issues.

2nd Consultation – November 2010

The second consultation sought to showcase new projects including those listed below and inform the public of progress that had been achieved since March.

- Completion of improvement works in St. Botolph's Priory grounds
- St. Botolph's public realm landscaping plans
- Town Station Square designs
- Greyfriar's boutique hotel designs
- Plans showing proposals for changes to the town centre in respect of traffic and transport were displayed and a questionnaire relating to these proposals was distributed.

A stakeholder event launched a week long exhibition. Councillors, access groups, interest groups and other interested parties were invited to the launch event where officers were available to talk the projects through and answer any questions.

The exhibition in the town centre was held at a retail unit in Red Lion Yard provided at no rent by Lion Walk Shopping centre. Over 530 people dropped into this location through the course of the week and over 90 hard copy questionnaires were returned. Details were available on the Better Town Centre website, which had an online questionnaire. There were 127 responses on the electronic survey plus 75 emails.

Responses to the new schemes listed above were largely positive. In particular, there was a swing to more positive responses to Firstsite. The proposed transport improvements to the High Street were considered to have a largely positive effect for pedestrians, but the effect on businesses, traffic levels leading to the Town Centre, disabled parking and deliveries continued as concerns.

Formal SPD Consultation 2012

In line with Government regulations, the Council consulted on the Better Town Centre SPD from 22 June – 27 July 2012. The consultation provided the public and stakeholders with the opportunity to comment on the Council's preferred approach to planning for the Town Centre.

Letters and/or emails were also sent to more than 450 individuals recorded on the Local Development Framework List of Consultees compiled by Colchester Borough Council. The list was drawn up in accordance with the Town and Country Planning (Local Development) Regulations 2012 and therefore included "specific consultation bodies" such as Government agencies like Natural England and the Highways Agency. In addition, in line with the Council's Statement of Community Involvement, a large number of "general consultation bodies" were consulted representing voluntary groups, ethnic minorities, religious groups, disabled persons and business community representatives. The list of stakeholders is attached as Appendix 1 and the letter sent to stakeholders is attached as Appendix 2.

The SPD was presented and discussed by a group of town centre business, civic and interest groups at a meeting held on 24 May 2012. Points raised by

the group were incorporated into the consultation version of the document approved by the Council's Local Plan Committee on 11 June 2012. Consultation on the plan ran from 22 June – 27 July. Events during that period included a drop-in session held at the former JJB Sports on 28 and 30 June 2012. The exhibition provided information and a questionnaire on the SPD along with plans and drawings of a number of current Town Centre projects, including proposals for a bus facility, new traffic arrangements, and plans for new leisure and retail developments. A total of 643 people attended the sessions and members from the Council's Planning Policy, Regeneration and Street Services teams were on hand to answer questions. An artist (Jade O'Bryan from the Colchester Institute) was on hand to record observations, and Appendix 3 includes several drawings she made illustrating attendees' perceptions of the Town Centre.

16 organisations and individuals responded to the Better Town Centre SPD consultation questionnaire and their comments, along with the Council's responses, are included in the following Table 1. Several of the respondents felt that the document was not sufficiently visionary and that more actions were required to help the Town Centre. Transport and accessibility issues were key concerns, with respondents holding varying views on the appropriateness of restricting vehicular access to the High Street during shopping hours.

The SPD has been amended to include the detailed editing points raised by Essex County Council and others. It was not considered however, that extensive changes should be made since as a Supplementary Planning Document, the plan can't suggest radical changes in policies. The forthcoming review of the Local Plan will provide an opportunity to consider if any changes to strategic policies for the Town Centre are needed.

Summary of Better Town Centre responses

No.	Respondent	Summary of Comments	CBC Response
001	Natural England	<p>Vision – NE would like to have seen a greater emphasis on environmental concerns within this core summary but appreciates that such matters are discussed elsewhere.</p> <p>Sustainability and Movement objective and policies supported, no comments on Activity and Heritage & Design other than to note that any increase in visitor numbers does not have negative impacts on environmental assets</p>	Comments noted.
002	Shirley Watkins	<p>Agree/strongly agree with vision and objectives.</p> <p>Hope that Colchester will be given a bus station worthy of the town – both attractive and effective.</p>	Comments noted.
003	G.A.C. Courtier	<p>If ‘day and night’ implies attracting more people to pub/club type activity this will be divisive – leisure facilities need to be controlled as far as the law permits. Town Centre leisure aspect may well be enhanced if Community Centres in outer areas are used as an alternative to the Town Centre to serve young people. Further Park and Ride sites needed – Tollgate and Cherry Tree, Mersea Road would be good locations. The generalisations are fine, but how are they to be translated into practical issues? Eg funds to maintain Tymperleys, lack of space for museum collections.</p>	Noted. Agreed that plan is aspirational and will require delivery plan to accompany it specifying projects, funding and scheduling.
004	Steve Miller	<p>Don’t rely exclusively on local business community to implement long-overdue measures. Implement pedestrianisation and plans first proposed in the 1970s. More support needed for town centre businesses. Less talk and more action required. Be prepared to get radical and no more procrastination! Council should have purchased NHS buildings in St. Botolphs Street to enhance view of St. Botolphs Church and Priory. Plan attached showing improved pedestrian</p>	Comments noted. Council is being proactive and is willing to invest in buildings where supported by a business case – ie Creative Business Centre at Old Police Station on Queen St.

		arrangement for St. Botolphs area.	
005	Jan Plummer	<p>Disappointed in the plan because it lacked imagination, innovation and dynamism, contained meaningless jargon applying to any town in England. More robust approach to reducing pollution in the High Street. Current solution of partial closure has detrimental outcomes in terms of diesel bus fumes, danger to pedestrians and space limitations. High Street should be closed to all motorised traffic – Ipswich and Chelmsford have solved the problems of delivery vehicles and disability access and so can we. Long-term strategy should reflect decrease in shops due to shopping on-line. The market should come back to the High Street – Farmers Market should be displayed and celebrated and Co-op could be an indoor market Planning should focus on how to make it easier for pedestrians, wheelchair users and cyclists to get around, not cars, ie develop a direct, safe and attractive way from the proposed bus station to the High Street Support a local group to set up and maintain St. Nicholas churchyard as a green space. Another cinema offering better quality films needed. Open up some vistas, eg to St. Botolph’s Church and Priory..</p>	<p>Comments noted. As a Supplementary Planning Document, the plan can’t suggest radical changes in policies, but the forthcoming review of the Local Plan will provide an opportunity to consider if any changes to strategic policies for the Town Centre are needed.</p>
006	Peter Brothers	<p>Access to the High Street must not be restricted to avoid loss of trade. Better speed and road use enforcement for vehicles and cyclists would improve interface between vehicles and pedestrians. Encourage improved bus service by better driver training; investment in smaller/narrower buses; and exploration of incentives that are available for bus companies to convert fleets to hybrid or electric buses. Before High Street restrictions are put in place, other restrictions on adjacent roads need to be put in place to avoid problems, ie weight/speed restrictions; new and better signing; better enforcement of junctions through use of yellow box junctions; and</p>	<p>Comments noted. Proposed changes to the High Street seek to achieve an appropriate balance between a range of users. Improvements to the bus service are supported, and the Council maintains an ongoing dialogue with bus operators to achieve these. The Council is developing options for improving and</p>

		<p>painting of more cycle lanes on appropriate roads.</p> <p>St Nicholas Church garden – create new square which would encourage the premises adjacent to use the area in the evenings and for a semi-permanent market.</p> <p>Wording providing for ‘pedestrian priority’ and ‘most walkable part of the network’ in the Town Centre Shopping Core shows an unnecessary bias towards pedestrians to the detriment of cyclists.</p> <p>Other town centres have shown that permitting cyclists to use traffic-free areas alongside pedestrians provides benefits not problems, providing that routes are well-thought out. Balmerne Hill and Southway are not currently attractive locations for walking and cycling routes.</p>	<p>extending street markets in the Town Centre.</p>
007	David Burch, Essex Chambers of Commerce	Happy to support the proposed policies within the document.	Noted.
008	Rita Pateman	<p>Agrees/strongly agrees with vision and objectives.</p> <p>Doesn’t use Colchester market as it doesn’t have a good selection of stalls and little competition. It also needs to be relocated so that it encompasses one area, not the disjointed set up at present. Traffic congestion should be alleviated. There should be a car-free road system to allow buses to move more quickly as well as traffic-free areas. Another Park and Ride could go at Tollgate.</p>	<p>The Council is developing options for improving and extending street markets in the Town Centre. Changes to Town Centre access are being implemented to alleviate traffic congestion. The need for a Park and Ride at Tollgate is noted, but given that Park and Ride schemes need to be implemented in a phased manner, it is important for the North Park and Ride to be established for a period of time before further schemes are approved.</p>
009	Denis Palmer	Exceeding building regulations, especially on insulation, would be	The proposals for encouraging

		excessive and would impose an unnecessary financial burden on developers. Any new market should include toilet facilities. It would be much better to retain one-way traffic in the High Street as now, even at the 'expense' of pedestrians since vehicles generate positive activity, with priority given to buses. Buses serving Park and Ride should travel via Colchester General Hospital, cover all major approaches to the town and have a stop on the High Street.	sustainable construction are considered to be compatible with building regulations requiring improved standards. It is proposed to retain one-way traffic on the High Street.
010	Eric Cooper, Highways Agency	No comments	
011	Tony Aitchison, Sport England	No comments.	
012	Roger Drury, Little Horkesley Parish Council	The main thing for a rural community is that major developments are contained within the centre and retail outlets are not allowed in the countryside – the Dedham Vale AONB is Colchester' most precious and vulnerable asset and must be protected from sprawling development from central Colchester.	Comment noted.
013	Nigel Brooks	Getting to the town centre should be much cheaper. Buses and parking are both too expensive. People will continue to abandon the town centre unless parking is more cost effective.	The Council will continue to work with bus operators to implement concessionary schemes and has introduced a range of special offers on Council-owned car parks.
014	Essex County Council	Layout and editorial suggestions made, with particular regard to ensuring clarity on the provision of sustainable transport. The document should consider 'safer routes to schools' and the environment around them, including North Primary, St James' CE Primary, St. Thomas More's Catholic Primary and the Sixth Form College.	Suggested changes accepted.
015	Theatres Trust	Paragraphs should be numbered. Welcome the proposal to expand	Comments noted.

		<p>leisure and cultural offer where appropriate, but hope that existing leisure, entertainment and cultural venues will also be protected. Strongly support the focus on the creation or redefinition of spaces for evening economy uses. Too many licensed premises would harm the character and primary function of the town centre. Food and drink venues can be systemized to cater for the over 25s or families – they can be sited next to cinemas and theatres, with less emphasis on early 20s fun pubs with loud music – and music venues which supports local bands, or more and better choice of restaurants.</p>	
016	Lawson Planning Partnership for OMCI Investments (Greyfriars)	<p>Development of Greyfriars as a boutique hotel with restaurant will make a major positive contribution to the Council’s objectives for regenerating the Town Centre.</p> <p>In general agreement with Heritage and Design objectives, but objected on the basis that the plan shows Greyfriars as a ‘redevelopment opportunity’ which incorrectly implies it’s still available for development.</p> <p>In general agreement with Movement objectives but concerned at proposals to restrict vehicle access in High Street throughout the day, as this would impact on the successful operation of the hotel.</p>	<p>Map will be revised to provide a consistent approach to ‘redevelopment opportunities’ and ‘opportunity sites’. Changes in access to the Town Centre are considered to strike an appropriate balance between the needs of different users. Given that direct access to the hotel would still be maintained, it is considered that restrictions on the High Street during the day would have a minimal impact.</p>

Appendix 1

List of Consultees

Statutory Consultees	
Alresford Parish Council	Lancaster University Network Services Ltd
Anglian Water Services Ltd	Maldon District Council
Anglian Water Services Ltd.	Natural England
Ardleigh Parish Council	Nayland with Wissington Parish Council
Babergh District Council	Neos Networks Ltd
Bradford Cable Communications Ltd	Network Rail
Braintree District Council	North Essex PCT
Brightlingsea Town Council	NTL Group Ltd
British Gas Connections Ltd	NWP Spectrum Ltd
British Telecom	Omne Telecommunications Ltd
Bures St Mary Parish Council	Opal Telecom Ltd
Colchester STW	Orange Personal Communications Ltd
Colt Telecommunications	Regional Communications Team O2 Airwave
Doncaster Cable Communications Ltd	Sheffield Canal Company Ltd
East of England Development Agency (EEDA)	South East Water Plc
Easynet Telecommunications Ltd	Sport England (East Region)
EDF Energy	SSE Telecommunications Ltd
Eircom UK Ltd	Stoke By Nayland Parish Council
Energis Communications	Stratford St Mary Parish Council
English Heritage	Suffolk Constabulary
Environment Agency	Suffolk County Council
Essex & Suffolk Water	Telia Sonera International Carrier Ltd
Essex County Council	Tendring District Council
Essex Police	Tendring Hundred Water Services Ltd
Essex University	Thames Water Utilities Ltd
Essex Wildlife Trust	The Coal Authority
Feering Parish Council	The Highways Agency
Fibernet Ltd	The Historic Buildings and Monuments Commission for England
Gamma Telecom Holding Ltd	The National Trust
Gemini Submarine Cable System Ltd	The Planning Inspectorate
Global Crossing	The Secretary of State for Transport
Great Braxted Parish Council	T-Mobile (UK) Ltd
Haven Gateway Partnership	Tollesbury Parish Council
Hutchison Network Services UK Ltd	Tolleshunt D'Arcy Parish Council
Kelvedon Parish Council	Tolleshunt Major Parish Council
Kingston Communications (Hull) Plc	Tolleshunt Nights Parish Council
	Vtesse Networks Ltd
	Wireless World Forum Headquarters

Other Stakeholders	
1st Church of Christ, Scientist, Colchester	Januarys
A S Planning Ltd	Jaygate Homes Ltd
Abberton & Langenhoe Parish Council	John Grooms H.A Ltd
Addendum Ltd	Keith Mitchell Building Consultancy Ltd
ADP	Kendall C E Primary School
AERC	Kent Blaxill & Co Ltd
Age Concern Colchester	Knowles Associates Ltd
Aldham Parish Council	La Farge Aggregates Ltd
Allegro Music	Langham Parish Council
Allen & Son, St Botolph's Butchery	Lawson Planning Partnership Ltd
AMA Planning	Layer Breton Parish Council
Andrew Martin Associates	Layer de la Haye Parish Council
Anglian Pumping Services Ltd	Layer Marney Parish Meeting
Army	Layer Road Surgery
Army Welfare Services	LCO Consulting Ltd
Ashwell Property Group Plc	Learning & Skills Council
ASM Logistics	Leith Planning
Atisreal UK	Levvel Ltd
Atkins Telecom	Lexden Restorations Ltd
Bags o Fun	Lind Automotive Group
Balkerne Gardens Trust	Little Horkesley Parish Council
Banner Homes	Living Streets, Colchester
BAP Transport Ltd	Long Tall Sally
Barratt Eastern Counties	Loofers Food & Coffee Place
Barton Willmore	Malcolm Judd & Partners
Barton Willmore	Malting Green Surgery
Bavestocks Chartered Accountants	Man B & W Diesel Ltd
BDG Design (South) Ltd	Marguerite Livingstone Associates
BDO Stoy Hayward LLP	Marks Tey Parish Council
Beaumont Seymour & Co	Mayfair Investments
Bidwells	McDonald's Colchester
Bidwells	McLean Design Services Ltd
Birch Parish Council	Merchant Projects
Birkett Long	Merrills Electrical
bloc Kilmartin/Hanover bloc LLP	Mersea Island Society
Bowhill Planning Partnership	Messing cum Inworth Parish Council
Boxted Parish Council	Mite Property Services Ltd
Boxted Village Hall	MOD - Estates
Boydens	MOD (Colchester Garrison)
Braiswick Resident Association	Morley Richards & Ablewhite
Britannia Storage Systems Ltd	Motorcycle Action Group
British Telecom	Mount Bures Parish Council
Broadfield Planning	Bob Russell MP for Colchester
Brown & Co	Bernard Jenkin MP for North Essex
C H Lindsey & Sons Ltd	Mumford & Wood Ltd
C2 Fire Protection	Myland Parish Council
CABE	Nathaniel Lichfield & Partners
Cadman Contracts	National Grid
CAPITA	National Playing Fields
Catten College	Naylor Property Ltd

CF Anderson & Son Ltd	NCP Ltd
Chairman Mersea Island Trust	Newman Commercials
J Sainsbury Veterans Colchester Local Association Voluntary	Nicholas Percival
Chappel Parish Council	North Essex PCT
Chartered Surveyors	Old Heath County Primary School
Childrens Day Care Centre Charity	Orchard Baptist Church
Colchester & District Jewish Community	Ormiston Trust
Colchester & Tendring Women's Refuge	Owen Partnerships
Colchester and North East Essex Building Preservation Trust	P Tuckwell Ltd
Colchester Access Group	Painters Corner Residents Association
Colchester Archaeological Group	Paragon Legal Services Ltd
Colchester Archaeological Trust	Parliamentary Spokesman for Colchester
Colchester Area Community church	Parsons Heath Residents Association
Colchester Arts Centre	Paul & Company
Colchester Buddhist Centre	Peacock & Smith
Colchester Bus Users Support Group	Peldon Village Hall Management Committee
Colchester Chamber of Commerce	Pertwee Estate Ltd
Colchester Civic Society	Peyton Tyler Mears
Colchester Conservative Club	Philip Morant School
Colchester Credit Union Ltd	Planning and Regeneration Consultant
Colchester Croquet Club	Planning Design Building Consultant
Colchester CVS	Planning Potential
Colchester Cycling Campaign	Planware
Colchester Dental Care	Plater Claiborne Architecture & Design & Royal Institute of British Architects Colchester Charter of chartered Architects
Colchester Friends of the Earth	PMR Electrical Ltd
Colchester Furniture Project (The Shake Trust)	Post Office Property Holdings
Colchester Institute	Prettygate Dental Practice
Colchester Learning Shop	Prettygate Library
Colchester Mind	Priory Residents Association
Colchester PCT	Purcell Miller Tritton
Colchester PCT	Queen Elizabeth Hall
Colchester PCT	R & P Taylor Carpets
Colchester Retail Business Association (CORBA)	R G Carter Colchester
Colchester Quaker Housing	R H M Joinery
Colchester Rural Age Concern	Ramblers Association - Colchester
Colchester United FC	Rapid Electronics Ltd
Colchester Zoo	Rennison Consultants
Colne Harbour Project Group	Richard Fordham Tree Surgeons
Colne Housing Society	Ringway Group Ltd
Commission for New Towns and English Partnerships	Riverside Residents Association
Consensus Planning Ltd	Road Haulage Association
Copford with Easthorpe Parish Council	Robinson and Hall
Corporate Associates Ltd	Rollerworld
Countryside Properties	Rose of Colchester Ltd
Countryside Properties	Royal London

CPREssex	Royal Society for the protection of Birds
CRCL	Royal Yachting Association (Eastern Region)
D F Clark Contractors Ltd	Rural Community Council of Essex
David Wilson Estates	RWCL
Dedham Parish Council	Rydon Homes Ltd
Dedham Vale AONB Project	Sales Manager
Dedham Village Design	Saxon House Ltd
Defence Estates	Scott Wilson
Defence Estates	Seatrade
Dentistry	Secretary, The Strood WI
Diocese of Chelmsford Colchester Area team	Sexton Construction Ltd
Disability East (EDPA)	Shea Properties
DPDS Consulting Group	Shelter
Dr D Bateman & Partners	Sloppy Joes
Driver Jonas	Smith Stuart Reynolds
Dudley Anderson Ltd	Smythies Avenue Residents Association
East Anglian Chambers	Soroptimist International
East Donyland Parish Council	St Anne's Church
East Mersea Parish Council	St Georges New Town Junior School
East of England Tourism	St James C of E V A Primary School
Edward Gittins & Associates	St Johns & Highwoods Community Association Ltd
EEDA	St Johns Ambulance
Eight Ash Green Parish Council	St Johns Church
Emmaus Colchester	St Johns Residents Association
English Partnerships	St Mary Residents Association
Equality Estates	St Mary's Church
Essex & Suffolk Gliding Club	Stanley Bragg Partnership
Essex & Suffolk Water	Stanway Library
Essex Army Cadet Force	Stanway Parish Council
Essex Chambers of Commerce	Stanway Residents Association
Essex County Cricket Club	Stephen Egerton Associates
Essex County Youth Service	Stephen Hayhurst Chartered Town Planner
Essex Fire & Rescue Services	Strutt & Parker
Essex Fire & Rescue Services	Sustainable Environment Consultants Ltd
Essex Rivers Healthcare NHS Trust, Colchester General Hospital	T J Evers Ltd
Essex Roofing Company Ltd	Taylor Woodrow Developments
Essex Strategic Health Authority	Tesco
Estuary Housing Ltd	Tesco Stores Ltd
Etiss Ltd	The Barton Willmore Planning Partnership
Evening Gazette/Essex County Standard	The British Wind Energy Association
F & C Commercial Property Holdings Ltd	The C M Cadman Group Ltd
Facility Development Manager	The Craftsman
Federation of Small Businesses	The Food Company
Fenn Wright	The Guinness Trust
Fenn Wright	The Gypsy Council
Fingringhoe Parish Council	The Inland Waterways Association
First Essex Buses Ltd	The JTS Partnership
Fisher Jones Greenwood	The Philip Morant School
Fitness First	The Planning Bureau Ltd
Five Poets Residents Association	The Planning Bureau Ltd

Flagship Housing Group	The Rose and Crown Hotel
Flakt Woods Ltd	The Royal Association For Deaf People
FMA Ltd	The Sixth Form College, Colchester
Fordham Parish Council	The Stanway School
Forestry Commission	The Theatres Trust
Freight Transport Association, HR Department	The Thomas Lord Audley School & Language College
Friends of the Minorities	The Wine Centre
G P Practice	Thompson Smith & Puxon
George Wimpey UK Ltd	Thurstable School
Gilberd School	Tiptree Library
Gladdale Group	Tiptree Parish Council
Godden & Rudling Building Services	Transco
Great Horkesley Parish Council	Transport for London
Great Tey Parish Council	Turley Associates
Greenstead & St Andrews Nursery & Infants	Turners for Men & Women Ltd
Greenstead Library	Underwoods of Colchester
Gypsy & Traveller Law Reform Coalition	University of Essex
Hall Duncan Associates	University of Essex Dept of Biological Sciences
Hamilton Lodge Trust	University of Essex Students Union
Harwich International Port	Vaughan & Blythe (Construction) Ltd
Hazlemere Infants School & Nursery	Volunteer for Mind
Health & Safety Exec	W A Hills
Help the Aged	Wakes Colne Parish Council
Higgins Construction Plc	Warden Housing
Hills Residential Ltd	Warren Insulation
HLL Humberts Leisure	Welshwood Park Residents Association
Holiday Inn	West Bergholt Parish Council
Holmwood House School	West Bergholt Parish Planning Group
Hornburys	West Mersea Library
Housing Corporation	West Mersea Town Council
Hutton Construction Ltd	Whybrow Chartered Surveyors
Hythe Community Centre Association	Wildlife and Countryside Link
Hythe Residents Association	Wilkin & Sons Ltd
Hythe Residents Association & Colne Harbour Group	Winstred Hundred Parish Council
Ian R Matthers B.S & D	Wivenhoe Dental Practice
Iceni Homes	Wivenhoe Sailing Club
Iceni Projects Ltd	Wivenhoe Town Council
Indasa Abrasives (UK)Ltd	Womens National Commission
Indigo Planning	Wordwrite Associates
Inntel	Wormingford Parish Council
Jacks Famous Supplies Ltd	Young Essex Assembly
James & Lindsay Life & Pensions Ltd	Youth Enquiry Service
Jamesons Residential Care Home Ltd	

Appendix 2

Text of letter sent to consultees

22 June 2012

Dear Sir/madam

Reference: Draft Better Town Centre Supplementary Planning Document

Colchester Borough Council has prepared a draft Better Town Centre Plan Supplementary Planning Document (SPD) for public consultation.

The Plan sets out the Council's aspirations and plans for Colchester's Town Centre. The Council appreciates that helping the Town Centre to flourish in challenging times requires co-ordinated action and has developed a range of initiatives to help achieve this under a 'Better Town Centre' banner. The Better Town Centre Plan is intended to provide a guiding framework for these initiatives. It takes the form of a Supplementary Planning Document which provides detailed planning guidance building on Colchester's general policies as set forth in its adopted Local Development Framework (LDF).

Please take the time to read the draft SPD and let us know what you think.

The draft SPD can be accessed via the following link:

www.colchester.gov.uk/planningconsult

Hard copies of the draft SPD will be made available at Colchester Library and in the Customer Service Centre. Colchester Library is open Monday – Friday 8.30am - 7.30pm, 8.30am – 5.00pm Saturday and 12.30pm – 4.30pm Sunday. The Customer Service Centre is open Monday – Friday 9am - 5pm.

The consultation period on the draft SPD will run from 22 June – 27 July 2011. Representations can be made online or can be emailed to planning.policy@colchester.gov.uk. Please let us know if you would like to be informed of the adoption of the SPD.

Further information can be obtained from the Spatial Policy team on (01206) 282473/282476 or planning.policy@colchester.gov.uk.

Appendix 3

Artist's Impressions of comments made by visitors to Better Town Centre Exhibition, 28 and 30 June 2012

Colchester

W&G

"Preserving & restoring the Tudor & Victorian buildings - good!"

Colchester cycle routes

Reducing traffic in town centre

River

Cycle Path

Castle Park

More Bike Sheds

Keep it green!

St Botolph's Quarter

Gardens!

Revive this beautiful Building!

Keep it original!

Hotel? Competition for greyfriars?

Gardens around First site



Gardens

East Hill House



Shopping Centre



McDonalds to provide more bins & clean up their rubbish

Great Boutique Shops!

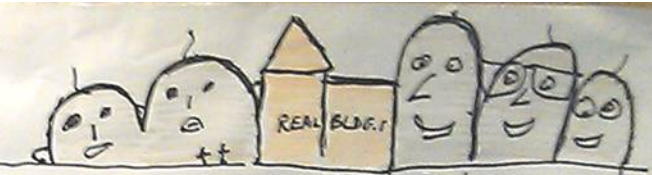
good to see more individual shops

Save THE High Street!



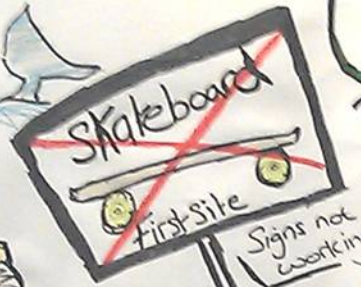
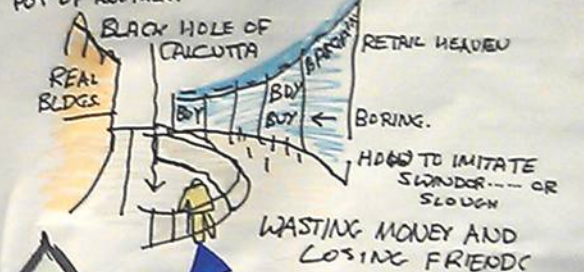
Great idea for bins

Colchester



W&G's High St.!

KIDDIES - PULL DOWN ONE DASTY HATED BUILDING AND PUT UP ANOTHER!



More Shops!



Parking

love it or hate it??



A12
more junctions for Colchester?



CLOSING BRITANNIA CAR PARK FOR REDEVELOPMENT BUT IN SPITE OF MORE SHOPS ARE NO NEW PARKING? MADNESS!

Housing



New Build

Does this look right??



Colchester

