



Colchester Borough Council Publication Draft Local Plan

Land at Elmstead Road and Colchester Road, Wivenhoe

August 2017

Strutt & Parker LLP

Representations on 2017 Publication Draft Local Plan

Strutt & Parker LLP act on behalf of Mr Charles Gooch in respect of his land interests at land at Elmstead Road and Colchester Road, Wivenhoe.

Previous submissions regarding these sites have been made to the Call for Sites process (2014) and Issues and Options (2015) and Preferred Options stages of the Draft Local Plan (DLP). We have been actively promoting the sites for residential development as part of the DLP. We have also engaged with the Steering Group on the emerging Wivenhoe Neighbourhood Plan (WNP). The draft WNP currently shows the Elmstead Road site as WIV 30 (25 dwellings) and Colchester Road as WIV 31 (80 dwellings).

We understand that the WNP is now at a reasonably advanced stage and that it will be shortly be submitted to Colchester Borough Council to embark on the Regulation 16 consultation.

As set out in the previous representations for the DLP and those that have been made to the WNP, the sites are a suitable location for development; they are achievable and deliverable. Development can be brought forward in the short term to make a contribution towards the housing needs for the Borough and the 250 dwellings identified in the DLP for Wivenhoe. Indeed, we note that the Housing Trajectory accompanying the DLP suggest that the sites will come forward from 2022 onwards. Subject to the satisfactory outcome of the DLP and WNP and the planning application process we consider that commencement on both could be earlier and from 2018 onwards.

We are therefore pleased that Policy SS16 provides for growth in Wivenhoe which, for the reasons set out elsewhere in the DLP, is considered to be sound. Furthermore, we note that the Map for Wivenhoe shown in the DLP provides for all of the site at Elmstead Road and part of the site at Colchester Road to be allocated for new residential-led mixed use allocations within the sustainable Settlement Boundary. We therefore support the DLP in these respects.

However, we have concerns on the wording of Policy SS16 and the Map itself to suggest that the DLP has not been **positively prepared** or fully **justified** having regard to the WNP process. We would suggest that there is a need to ensure that there is greater consistency with the WNP and certainty on the requirements for Wivenhoe.

Policy SS16

We note that the policy as drafted refers to broad areas for growth for Wivenhoe on the policies map and that it will be for the WNP to identify specific sites for housing allocations.

However, as indicated above, the WNP as so far prepared, shows those sites where

development is expected to take place and the Wivenhoe Map in the DLP reflects, in the main, those proposals. Given the advanced stage of the WNP and the fact that these sites are shown on the Map, we question why Policy SS16 needs to refer to these locations as broad areas of growth. This appears vague and unnecessary. In order to remedy these uncertainties and ensure that the DLP is **positively prepared** and **effective**, we recommend changes to the policy as set out below. These would reflect the strategic approach for the DLP to provide the framework for the WNP in accordance with the requirements of the National Planning Policy Framework (NPPF). The change would reflect the expectation set out in the DLP Housing Trajectory that the sites as shown are proposed allocations to be able to contribute to the strategic housing requirements and policies for the Borough and Wivenhoe.

Suggested Changes

It is suggested that Policy SS16 be changed as follows. Subsequent first and second line with:

To conform with the strategy and policies of this Plan, the Wivenhoe Neighbourhood Plan will;

Substitute (ii) as follows:

(ii) Allocate sites shown on the Policy Map to deliver 250 dwellings;

Wivenhoe Policy Map

Both sites the subject of these representations are being shown in the WNP for residential development and currently shown as WIV 30 (Elmstead Road) and 31(Colchester Road) for 25 and 80 homes respectively in the WNP. The sites also appear as allocations in the Council's Housing Trajectory supporting the DLP as locations for housing to support the Council's housing requirement. However, the proposed allocation for WIV 31 in the WNP also includes the parcel of land to the west of the residential area as a site for a care home.

On the basis that this will constitute development, we therefore question why this land has been excluded from the Sustainable Settlement Boundary as a residential led mixed use allocation in the Map for Wivenhoe in the DLP. As drafted we consider that the Wivenhoe Map is not **positively prepared, justified** or **effective** and should be amended to include the intended area for development to the west currently shown for a care home in the DLP. It may be that as part of the overall proposed development for the land at Colchester Road, the location of the care home as shown in the WNP, may fall within a different area of an overall allocation. Inclusion of the land within the Sustainable Settlement Boundary and its allocation for new residential led mixed use allocation in the DLP would ensure flexibility in bringing forward the proposals as set out in the WNP.

Suggested Changes

The suggested changes to the Wivenhoe Policy map are shown on the plan attached to these representations.