



Colchester Borough Local Plan 2017 – 2033

Section 2 Examination

Hearing Sessions April 2021

Hearing Statement

by

Andrew Martin DipTP(Distinction) MAUD FRICS FRTPI
Andrew Martin – Planning Limited

on behalf of

R.F. West Limited

Main Matter 8 – West Colchester
(Policies WC1 to WC5)



Colchester Borough Local Plan 2017-2033
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HEARING SESSIONS, APRIL 2021
R.F. West Limited



MAIN MATTER 8 – WEST COLCHESTER (POLICIES WC1 TO WC5)

- **Are the policies and site allocations for West Colchester justified by appropriate available evidence, having regard to national guidance, and local context, including the meeting the requirements of the CLP 1?**
- **Do the housing land site allocations in West Colchester show how they will contribute to the achievement of the overall housing requirements of the CLP Section 1 (14720 new homes) and its timescale for delivery?**

1. Context and Background

- 1.1 Representations were submitted on behalf of R.F. West Ltd to both the Section 1 and Section 2 CLP insofar as they related to land under its control on land north of London Road, Stanway. This area is being promoted for a residential-led development with a new primary school and integrated early years and childcare provision, open space and landscaping and associated development in accordance with the requirement of Policy WC2: Stanway.
- 1.2 The Promoters do not intend to be represented as participants at the forthcoming Hearing Sessions, but rely on this submission to provide the Inspectors with a current Position Statement relating to their proposals and their delivery.
- 1.3 Since the representations were submitted in August 2017, the Promoters have advanced arrangements for the delivery of their proposals and subject to the proposed allocation relating to Policy WC2: Stanway. Weston Homes Plc has now acquired an interest on the majority of land subject to Policy WC2 and has produced the Position Statement at Appendix 1, which is self explanatory. Weston Homes confirm in their statement that:

“Accordingly there is a high level of certainty that delivery of the proposed dwellings within the first 5 years post adoption of Part 2 of the Local Plan. Current build out rates as identified in Andrew Martin’s email of 22nd February 2021 on behalf of R.F.West outlining 60 per annum from 2025 is confidently deliverable by Weston Homes.”

- 1.4 A copy of the email dated 22nd February is attached as Appendix 2.



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- 1.5 For convenience, the AM-P Indicative Masterplan (dwg no. 12009_07, revision g, dated 01/2018) is attached at Appendix 3.
- 1.6 The Promoters have no further comment to make in relation to the Inspectors' questions on Matter 8.

Position Statement by Weston Homes

Policy WC2: Stanway

- Weston Homes Plc has acquired an interest in land north of London Road, Stanway.
- The land forms part of the emerging allocation WC2: Stanway, specifically allocated for up to 630 dwellings within 'Land to the North of London Road'.
- Pre-application discussions with Colchester Borough Council (CBC) and Essex County Council (ECC) have commenced as part of a PPA. Alongside this formal public consultation is also planned to take place in due course.
- A planning application is due to be submitted by Weston Homes in early Summer 2021.
- As part of preparation ahead of a planning application Weston Homes have commissioned technical consultant in order to update and further understand the site constraints which include below ground utilities infrastructure.
- A more detailed, up-to-date understanding of site constraints, including landscape and ecological interests, together with proximity to nearby heritage assets, is therefore emerging in order to better inform the design and to deliver the most sustainable growth.
- Requirements set out in Policy WC2 are noted and supported having necessary regard to previous representations made on behalf of the landowner, RF West Ltd, in particular the master plan options previously presented by AM-Plan (Dwg.No 12009_07 Rev g dated 01/2018).
- Accordingly, Weston Homes endorses the principles of the AM-Plan master plan as a framework to help ensure delivery without prejudicing delivery of neighbouring land also identified within the draft allocation also coming forward.
- The overall quantum of development and provision of open space set out within the policy is recognised although flexibility in the application should be advocated, recognising that dwelling numbers should not be set as an absolute ceiling.
- Accordingly there is a high level of certainty that delivery of the proposed dwellings within the first 5 years post adoption of Part 2 of the Local Plan. Current build out rates as identified in Andrew Martin's email of 22nd February 2021 on behalf of RF West Ltd outlining 60 per annum from 2025 is confidently deliverable by Weston Homes.

Dated 5th April 2021

Subject: FW: EMERGING LOCAL PLAN SECTION 2 ALLOCATIONS - VIABILITY UPDATE
Date: Monday, 22 February 2021 at 16:29:53 Greenwich Mean Time
From: Andrew Martin | AM - Planning
To: Bethany Jones
CC: Jack West, Danny West
Attachments: 12009_07g Indicative Masterplan[1].pdf, image001.png

Dear Bethany

Further to your letter dated 29 January and my interim holding reply I now set out below the detailed responses to the points requested on behalf of R F West Limited.

Emerging Local Plan Section 2 Allocations – Viability Update
Allocation of Land to the North of London Road (Policy WC2: Stanway)
Statement on behalf of R F West Limited

Background

Andrew Martin-Planning has been promoting the comprehensive development of land North of London Road on behalf of R F West Limited since 2012 culminating in its proposed allocation in Policy WC2: Stanway of the emerging Colchester Local Plan - Section 2. A number of detailed technical studies have been prepared and submitted to the Council to support its evidence base and justify the allocation. AM-P drawing no. 12009_07g is attached, which shows a draft Indicative Masterplan for the proposed allocation site. These studies and the masterplan demonstrate that the site :

1. has capacity for at least 630 dwellings of a mix and type compatible with surrounding development and to meet market and affordable housing requirements;
2. can provide a new primary school with co-located early years and childcare nursery places;
3. provide comprehensively planned highways access taking into account adjoining residential allocations and minimise the number of new access points onto London Road without prejudice to the development of adjoining sites;
4. provide landscaping and open space to the north of the site to form a buffer between future residential uses and the A12;
5. provide for an integrated cycleway and footway serving the development and connecting to the existing network;
6. make provision for a design and layout to minimise the impacts from, and mitigate against any impacts associated with noise from the A12; and provide suitable landscaping and open space to the west of the site to form a defensible boundary and visual separation from Copford.

Delivery Timescales

R F West Limited are in the process of negotiating the sale of the land they control, which represents the majority of the total allocation but excludes 'Catchbells' (controlled by Persimmon) and the Almshouses site. Negotiations are at an advanced stage with a housebuilder with an extensive background of delivering such comprehensive schemes. It is anticipated that a detailed masterplan and planning application will be submitted later this year with the intention of obtaining planning permission in the first half of 2022.

Likely Unit Numbers and Build-out Rates

Assuming planning permission is granted in the first half of 2022, then with early commencement of infrastructure in the second half of that year then the likely trajectory of housing completions is as follows:

2023/24 25 units

2024/25 40 units

2025/26 60 units

2026/27 60 units

2027/28 60 units and thereafter at the approximately the same average annual completion rates until final completion in around 2033/34.

Please note that if a planning application is run in tandem with the progression and early adoption of the Section 2 Plan then it may be possible to achieve some completions with the early stages of infrastructure in the latter part of 2022.

Issues Concerning Viability, etc

From R F West's detailed local knowledge and experience of developing in this area, plus taking into consideration the detailed technical work undertaken, there are no issues concerning viability, ownership, or infrastructure to prevent the site coming forward.

Any site work undertaken

As referred to above, a number of detailed technical site appraisals and investigations have been undertaken to provide confidence that the site can be delivered as proposed in the allocation.

If you require any further information or clarification then please contact me.

Kind regards

Andrew

Director

Andrew Martin – Planning

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- Site Boundary - 45.8 ha
- Existing development
- Option land parcels - 12.3 ha
- Gross developable area - 28.2 ha
- Almshouses site
- Vehicular access point
- Proposed link roads
- Existing vegetation
- Existing commercial to be retained
- Proposed 2 form entry primary school - 2.2 ha
- Existing PROW
- Strategic PROW
- Strategic cycle route
- Existing strategic cycle route
- Water Course
- SUDs
- Proposed public open space/parkland
- LHP Gas Main with Inner and Outer Consultation Zones

Title Draft Indicative Masterplan Land at Stanway, Essex		
Drawing Number 12009_07	Revision 9	Revision Detail
Drawn by CH	Date 01/18	Scale 1:5000@A3

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