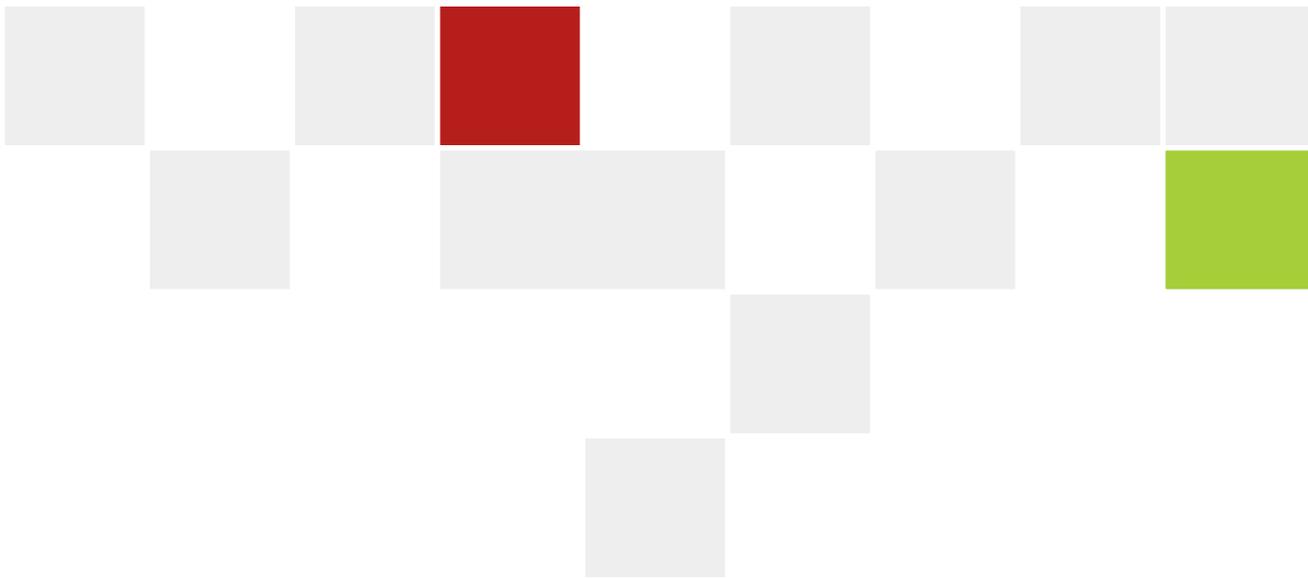


Colchester Local Plan Part 2 Examination



Hearing Statement Matter 2



Boyer

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1. INTRODUCTION

- 1.1 This Hearing Statement is submitted on behalf of Mr Andrew Mattin in respect of land at Livelands, London Road, Marks Tey.
- 1.2 Representations have previously been made on behalf of Mr Mattin to the following Local Plan consultations:
 - Call for Sites (2014)
 - Local Plan Issues and Options (2015)
 - Local Plan Preferred Options (2016); and
 - Local Plan Publication Draft (2017).
- 1.3 The previous representations have made comments on Policy SG1 Colchester Spatial Strategy, SG2 Housing Delivery, SG8 Neighbourhood Plans and SS11 Marks Tey, we have therefore focused on those policies and the questions asked by the Inspectors in relation to those main matters within our Hearing Statements.
- 1.4 As such, this Statement addresses Main Matter 2.

Site Context

- 1.5 As set out in the previous representations, the land at Livelands, Marks Tey is a broadly rectangular parcel of previously developed land located to the south of London Road. It is set back from the highway to the rear of dwellings and is in close proximity to local services and commercial buildings. London Road runs parallel to the south of the A12 dual-carriageway. Agricultural land lies to the west, south-east and east of the land. Marks Tey Railway station is located north of the site, on the opposite side of the A12. This is accessed by a pedestrian walkway across the dual carriageway.
- 1.6 The principal use of the land is the storage of unoccupied caravans, with a small number of separate commercial units in small buildings and temporary structures. The site benefits from an existing access off London Road. Information has been provided to the Council through previous representations on the ability for a suitably designed access to be achieved on the site and this has been agreed in principle with Essex County Council.
- 1.7 Overall there continues to be no significant constraints to development at the site and as per the previous submissions, it is emphasised that the land is previously developed land and remains suitable and available for residential development either as a standalone allocation or as part of a wider allocation for the settlement.

2. MAIN MATTERS, ISSUES AND QUESTIONS

- 2.1 This Hearing Statement seeks to address the Inspectors questions in relation to Main Matter 2 the Sustainable Growth Policies, to which we have previously commented in relation to policies SG1, SG2 and SG8.

Main Matter 2 Sustainable Growth Policies

Are the Sustainable Growth Policies justified by appropriate available evidence, having regard to national guidance, and local context, including Section 1 of the CLP?

- 2.2 In general the Sustainable Growth Policies are supported. It is considered that they have been developed from an appropriate evidence base, which has regard to both national guidance and the local context, however as raised in response to further questions below, there is concern regarding the lack of allocation of housing land at Marks Tey following the deletion of the Garden Community

- 2.3 The recent topic papers prepared by the Council are welcomed, and considered to provide an updated evidence base in relation to housing land supply and delivery and it is important to ensure that this continues to be updated on a regular basis.

Is Colchester's spatial strategy and the distribution of development as set out in Policy SG1 supported by robust and up to date evidence and otherwise soundly based?

- 2.4 The spatial strategy set out with the CLP Section 2 is supported. The strategy seeks to direct development to towns and villages well connected to the existing built environment, such as Marks Tey, which continues to be identified as a Sustainable Settlement.

- 2.5 This approach will support the vitality of these communities and assist in achieving the Government's aspirations for sustainable development.

- 2.6 It is considered that the spatial strategy is soundly based in principle, by recognising that Marks Tey is a sustainable settlement, however, as the Local Plan fails to allocate any land for housing within the settlement following the deletion of the Garden Community, the soundness in practice is challenged. This is set out below in response to further questions.

Does CLP Section 2 Policy SG2 make adequate provision to meet Colchester's housing requirement as set out in CLP Section 1 (14,720 new homes) and its timescale for delivery within the plan period 2017 - 2033?

- 2.7 No. It is not considered that Policy SG2 makes adequate provision to meet Colchester's housing requirement.

- 2.8 It is recognised that Marks Tey does not have an allocated number of new homes within the Colchester Housing Provision Table. In fact, it is the only sustainable settlement listed in the table with no allocated number of dwellings proposed.

- 2.9 It has been raised in earlier representations, particularly at submission stage, that whilst it is recognised that due to the garden community proposals, a specific number of dwellings for Marks Tey have not been set, the Council need to be clear that Marks Tey is suitable and capable of delivering further homes within the plan period. At present, due to the lack of allocations for the settlement, this is not clearly conveyed.
- 2.10 It is considered that this has become even more necessary now the Garden Community has been removed from the plan and it is suggested that the Council should reconsider their housing trajectory and allocate additional sites in Marks Tey, which are capable of coming forward in the short to medium term.
- 2.11 It has been emphasised in our previous representations that there are concerns relating to the accuracy of the site assessments used to inform the SA, particularly, the site assessment relating to Livelands, Marks Tey. We have sought to address the queries and errors identified in the SA through previous representations so we will not repeat them here, but these have not been corrected.
- 2.12 The Livelands site at Marks Tey scores well in terms of achieving the sustainable objectives and it is comparative to the other sites assessed, but as set out previously there are a number of other areas that make a significant positive impact that have not been reflected in the SA. This further reinforces the suitability of the site for development. The points have been raised on numerous occasions and we are concerned that this information has not been taken into account. It has been made clear in our previous representations and within the Statement to Main Matter 9 that the site at Livelands is suitable and available for residential development.
- 2.13 The lack of appropriate assessment also raises concerns about other sites, allocated or otherwise, which may have been incorrectly assessed within the SA. We therefore request the SHLAA and Sustainability Appraisal Assessment are reviewed and corrected particularly in respect of the individual site assessments.
- 2.14 Providing housing allocations within Marks Tey, as a sustainable settlement will reinforce the Council's spatial strategy and clarify the Council's position that it is a settlement capable of accommodating further development for the Borough. At present this is far from clear, and must be considered an oversight resulting from the circumstances that have played out through the Section 1 Local Plan, which should be positively and proactively addressed.

Does CLP Section 2 adequately address the needs for all types of housing and the needs of different groups in the community (as set out in paragraphs 50 and 159 of NPPF)?

- 2.15 No comments.

Does CLP Section 2 make adequate provision through site allocations to meet the housing requirement of for Gypsies, Travellers and Travelling Showpeople in Colchester?

- 2.16 No comments.

Do CLP Section 2 Policies SG3 and SG4 make adequate provision to meet Colchester's economic growth requirements for the plan period and its timescale for delivery?

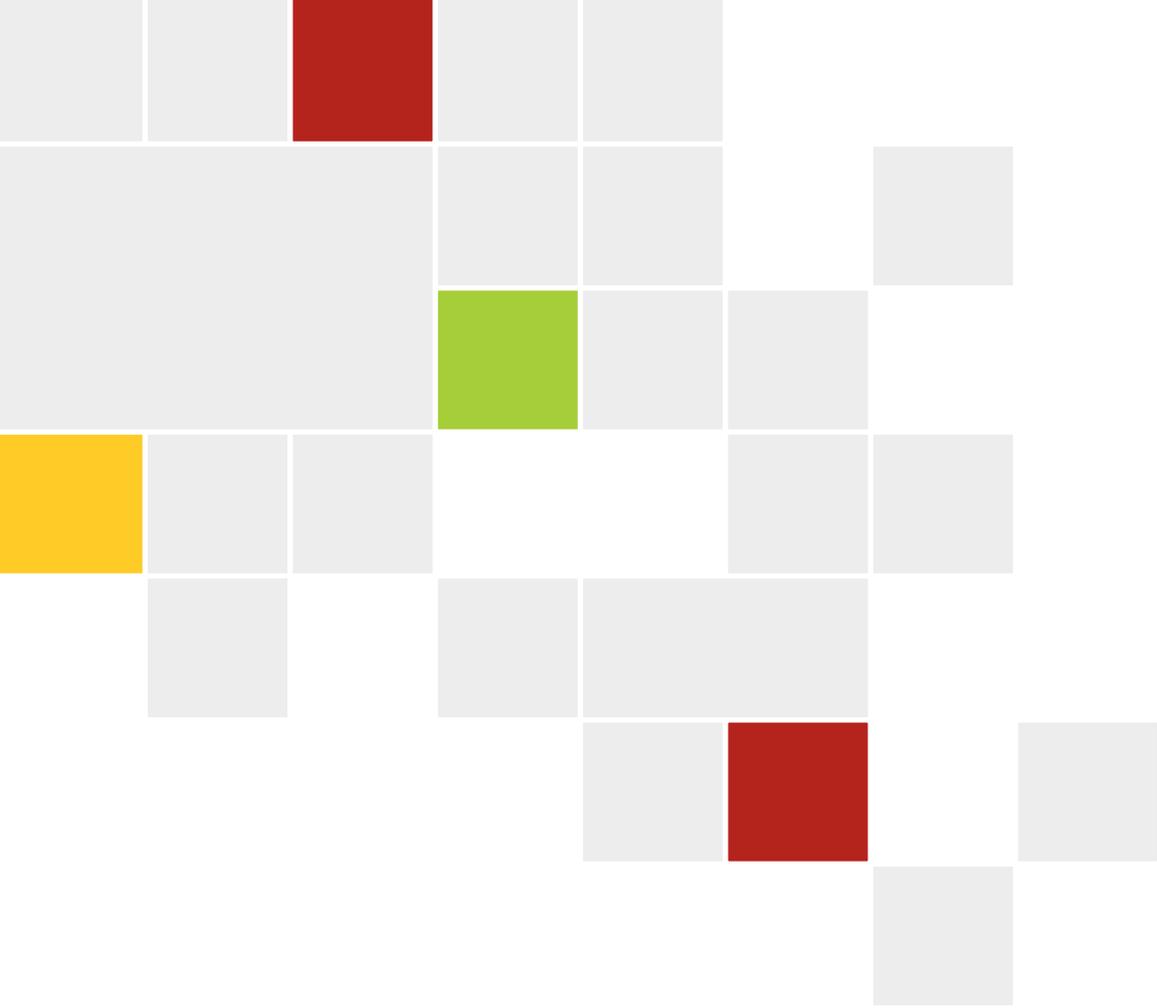
2.17 No comments.

Are the retail policies (SG5, SG6 and SG6a) of CLP Section 2 which relate to Centre Hierarchy, Town Centre Uses and Local Centres justified by appropriate available evidence, having regard to national guidance, and local context, including CLP Section 1?

2.18 No comments.

Does CLP Section 2 Policy SG7 provide a clear indication of how a decision maker should secure the necessary infrastructure provision to meet Colchester's economic growth requirements for the plan period?

2.19 No comments.



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