

Statement of Common Ground between Colchester Borough Council, Essex County Council and O&H Properties**Land West of Lakelands, Stanway****Introduction****April 2021**

1. This Statement of Common Ground ("SoCG") has been prepared between Colchester Borough Council ("CBC"), Essex County Council ("ECC") and O&H Properties ("O&H") in connection with land at the West of Lakelands, Stanway (the "Site").
2. The Site is allocated under Draft Policy WC2 within the Submission Draft New Local Plan Section 2 published in 2017 ("CLP 2") for a mix of employment and residential use. Draft Policy WC2 states:

Development of this site will be supported where it provides:
 - (i) A mix of uses to include: Approximately 150 new dwellings and provision of employment floorspace to be compatible with the surrounding residential uses;
 - (ii) An ecological survey with appropriate mitigation;
 - (iii) Satisfactory access to be agreed with the Highway Authority;
 - (iv) Provision for retention or diversion of any existing public rights of way within the site.
3. Since publication of the Submission Draft CLP 2 O&H have entered into pre-application discussions with CBC in relation to bringing the Site forward for residential use. CBC issued a pre-application response in July 2020 and Essex County Council as Highway Authority issued a pre-application response in December 2020. O&H have subsequently prepared employment evidence.
4. The purpose of this Statement of Common Ground is to set out the areas of agreement between CBC, ECC and O&H and proposed modifications to Draft Policy WC2 which arises from this agreement.

General Matters

5. CBC support residential allocation of the Site subject to the provision of up-to-date employment evidence. O&H have prepared an Employment Land Needs Assessment ("ELNA") dated March 2021 which provides an up-to-date employment needs position and is informed by the Colchester Employment Land Needs Assessment (January 2015) and the Colchester Employment Land Supply Delivery Trajectory (May 2017), both of which were prepared for the Council by Nathaniel Lichfield & Partners. This ELNA supports the case that the Site is not required to meet Colchester's employment needs.

6. O&H have prepared an Opportunities Plan which identifies that the Site could accommodate a density of around 40 dwellings per hectare, or up to 250 dwellings, taking into account site levels; the need for landscape buffers; existing field boundaries and retaining existing Public Rights of Way.
7. Essex County Council as Highway Authority is supportive of residential use of the Site on the basis that a single access for residential and commercial traffic would represent a conflict of uses. Accessing employment use through residential or visa versa could have a detrimental impact on residential amenity through noise and disturbance, plus highway safety.
8. O&H own the entire Site and are fully committed to the delivery of the Site for residential use. An outline planning application is being prepared for submission in 2021, and O&H would look to sell the Site to a housebuilder in 2022, with construction starting in 2023. The Site would provide around 150 dwellings to assist CBC's 5 years housing supply and would be delivered in its entirety within the Plan period. There are no known abnormal infrastructure requirements at this stage, and the development would be viable.

Proposed modifications

9. On the basis of evidence presented at pre-application stage, CBC agree that the Site can be developed for residential use to accommodate up to 250 dwellings. The following modifications are proposed which would be confirmed through post-Examination Main Modifications and are agreed between CBC and O&H.
10. There are no areas of disagreement between the parties.
11. Consequential amendments to other policies may arise from acceptance of the following proposed modification. The policy map for Stanway will also require revision.

Representation reference & organisation	Modification reference	Local Plan Policy/ paragraph (Modification reference)	Existing text	Proposed amendments
		WC2	<p>Land to the West of Lakelands</p> <p>Development of this site will be supported where it provides:</p> <p>(i) A mix of uses to include:</p>	<p>Land to the West of Lakelands</p> <p>Development of this site will be supported where it provides:</p> <p>(i) A mix of uses to include:</p>

			<p>Approximately 150 new dwellings and provision of employment floorspace to be compatible with the surrounding residential uses;</p> <p>(ii) An ecological survey with appropriate mitigation;</p> <p>(iii) Satisfactory access to be agreed with the Highway Authority;</p> <p>(iv) Provision for retention or diversion of any existing public rights of way within the site.</p>	<p>Approximately 150 250 new dwellings and provision of employment floorspace to be compatible with the surrounding residential uses;</p> <p>(ii) An ecological survey with appropriate mitigation;</p> <p>(iii) Satisfactory access to be agreed with the Highway Authority;</p> <p>(iv) Provision for retention or diversion of any existing public rights of way within the site.</p>
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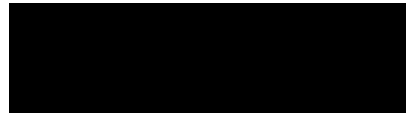
Agreed by



Karen Syrett

Emma Bouch

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Essex County Council



Colchester
Borough Council

O&H Properties