

THE JOHNSON DENNEHY PLANNING PARTNERSHIP



The Coach House, Beacon End House, London Road, Stanway, Colchester, Essex CO3 ONY
Telephone: 01206 763334 E-mail:

Colchester Borough Council
Planning, Protection & Licensing
Rowan House
33 Sheepen Road
Colchester
Essex
CO3 3WG

PRJ/SM/4126 1st July 2020

Dear Sirs,

Outline Planning Application with All Matters Reserved Land at 102 East Road – West Mersee For BlueSquare Homes – New Build Developments

We have been requested to seek outline planning consent for residential development on land at 102 East Road, West Merses on behalf of BlueSquare Homes - New Build Developments.

Please find enclosed duly completed application forms, supporting Planning Statement and requisite fee to enable the application to be considered by your council.

Whilst in outline at this stage the application is accompanied by an indicative layout showing development of 56 dwellings including landscaping and access from East Road following demolition of existing dwelling.

The application site was considered as part of the evidence for the Local Plan Strategic Land Availability Assessment and was given equal credibility to the sites at Brierley Paddock and Dawes Lane, both of which have subsequently gained planning approval for a total of 200 dwellings. The application site is available for immediate commencement of development and can provide a fully compliant access for the proposed 56 dwellings.

Should you require any additional information please do not hesitate to let us know.

Yours faithfully,

Peter R. Johnson

The Johnson Dennehy Planning Partnership

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C.C.

BlueSquare Homes





Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Colchester Borough Council
The Planning Department
Policy & Corporate Service
Rowan House
33 Sheepen Road
Colchester CO3 3WG
planning.services@colchester.gov.uk

Variation 2011.1

Publication of applications on planning authority websites

information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further charification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applk	cant Name and Address	2. Agent Name and Address
Title;	First name:	Title: First name: O
Last name:		Last name: 30000
(optional);	Bue Source Homes	(optional): The Jourson Denkary
Unit:	House House suffix:	Unit: House House
House name;	co ascar	House number: sumb:
Address 1:		Address 1: Beacon Eno House
Address 2:		Address 2: Lowon Road
Address 3:		Address 3: Stanning
Town:		Town:
County:		County:
Country:		Country:
Postcode;		Postcode: COS ONY

2 December of the Press 1	
3. Description of the Proposal	
Please describe the proposal:	
RESIDENTAL DEVELORAY	et es duennes a
102 EAST 2000, WEST M	ERSEA INCLUOING LANDSCAPIN
AND ACCESS FROM EAST	ROAD FOLLOWNA DEMOUTION
OF Exience Dueling	
Has building or works already been carried out?	No
If Yes, please state the date when building or works were started (I	
Have the works been completed?	(date must be pre-application submission)
Yes	No No
If Yes, please state when the works were completed (DD/MM/YYYY) <u>:</u>
	(date must be pre-application aubmission)
Reference no. of permission in principle being relied on (technical o	
	actaile coriectic applications only):
4. Site Address Details	5. Assessment of Flood Risk
Please provide the full postal address of the application site.	Is the site within an area at risk of flooding? (Refer to the
Unit: House number: House suffix;	Environment Agency's Flood Map showing flood zones 2 and 3 and
House name:	consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Address 1: See 2000	Yes No
	If yes, you will need to submit a Flood Risk Assessment to consider
Address 2: Lest Meess	the risk to the proposed site.
Address 3:	is your proposal within 20 metres of a
Town:	watercourse (e.g. river, stream or beck)?
	Will the proposal increase
Postcode	the flood risk elsewhere? Yes No
optional): CO5 36A	How will surface water be disposed of?
Description of location or a grid reference. Must be completed if postcode is not known):	Sustainable drainage system Existing watercourse
esting: Northing:	
Description:	Soakaway Pond/lake
	Main sewer

i iga abbibialif£	ication Advice or prior advice been so	ought from the localeu	ithority about this an	plication? Yes	□ No
	complete the following in		-		No
the authority to	deal with this applicati	on more efficiently).		an firms with theib	
lease tick if the	full contact details are r	notionown, and then co	mplete as much as	possible:	
Officer name:					
Reference:					
	Deta /DD####AAAAA				
(must be pre-ap	Date (DD/MM/YYYY): plication submission)				
Details of pre-a	pplication advice receiv	ed?			
7. Authority	Employes / Membe	8 [
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Sheltered housing								Sheltered housing		1	7		\top		+
Bedsit/studios								Bedeit/studios		1			_		+
Cluster flats								Cluster flats	1 -	+			-	-	+
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A.	1	Shops									(square metres)
	_	adeble area:					\exists			H	
A2	profess	encial and Jonal services									
EA.	Restaur	ants and cafes								H	
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B2	Genen	al Industrial					=-			╣	
88	Storage (or distribution					-			<u> </u>	
C1		and halls of sidence					-			#	
C2		al institutions					-			_	
D1		esidential itutions					-			4	
D2		/ and leisure					-			1	
THER							-			1	
lease pecify							-			#	
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J58 1855	Type of use	e of use Not applicable Change of use or d		rooms to be lost of use or demolit	by Unknow	Total roo	тв	proposed ges of use)			Vet additional rooms
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C2	Residential Institutions									+	
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clfy											
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				•	Julia Gay	D.	onl-	Holidays	10	N.	lot known

13. Industrial or Commercial Prod	esse	s and M	lachin	өгу				
Please describe the activities and processes be carried out on the site and the end processes plant, ventilation or air conditioning. Please type of machinery which may be installed on the site and the end processes.	lucts ir a inclu	rcluding Ide the	NJ/F					
is the proposal a waste management devel	-		Yes	No.	U	nknown		
If the answer is Yes, please complete the fo	llowin		tel come	nites out the second of	مادان میناداد			
	Not applicable	surcharç cover or	tres, inc ge and r restora	city of the void luding engine naking no allo tion material (c or litres if liquid	ering wance for or tornes	Unknown	Maximum annual operational through put in tonnes (or litres if liquid waste)	Unknov
inert landfill								П
Non-hazardous landfill								H
Hazardous landfiji								Ħ
Energy from waste incineration								F
Other Incineration								
Landfill gas generation plant								H
Pyrolysis/gasification								H
Metal recycling site								H
Transfer stations								H
Material recovery/recycling facilities (MRFs)								금
Household civic amenity sites								
Open windrow composting								H
In-vessel composting								H
Anaerobic digestion								-
Any combined mechanical, biological and/ or thermal treatment (MBT)						H		
Sewage treatment works	금					+		ᆜ
Other treatment	ដ				-	岩		<u> </u>
Recycling facilities construction, demolition and excavation waste								
Storage of waste								$\overline{\Box}$
Other waste management								n
Other developments								Ä
Please provide the maximum annual operation	onal th	iroughpu	t of the	following was	te stream:	e e		
Municipal								
Construction, demolition and ex	cavati	lon						
Commercial and Industria	al							
Hazardous								
f this is a landfill application you will need to planning authority should make clear what in	provic roma	de furthe It ion it re	r inform q uire s a	ation before yo n its website.	our applic	ation can b	e determined. Your waste	9
4. Existing Use								
	Г							
lease describe the current use of the site:		Pero	ताह	Dowe	317C	25026	SATIONAL PA	
the site currently vacant? Yes	VO							
Yes, please describe the last use of the site:								
hen did this use end (if known)? DD/MM/YY\				(date w	here know	m may be a	pproximate)	
oes the proposal involve any of the following yes, you will need to submit an appropriate o	? ontam	Nnation a	ıssessm					
nd which is known to be contaminated?					• •	Yes	No	
nd where contamination is suspected for all o	or p art	t of the si	te7			Yes	No	
proposed use that would be particularly vuln	-			of contaminat	ion?	☐ Yes	No	
	_		_				Version 2016,1	

15. Ownership Certificates and Agricultural Land Declaration One Certificate A, B, C, or D, must be completed with this application form CERTIFICATE OF OWNERSHIP - CERTIFICATE A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding** NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding. " "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run. "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act, Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY): CERTIFICATE OF OWNERSHIP - CERTIFICATE B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land or building to which this application relates. "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run, "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990 Name of Owner / Agricultural Tenant Address Date Notice Served 102 EAST ROPO, WEST MERSA MR P. WHEELER

Or signed - Agent:

Signed - Applicant:

Date (DD/MM/YYYY):

16. Plannii	ng Application Requirement	ents - Checklist				
Please read the Information returns the Local Plan	ne following checklet to make a quired will result in your applications ning Authority (LPA) has been a	ure you have sent all to ation being deemed in submitted.	the information in a roalid. It will not b	support of your propose considered valid u	eal. Fallure to Intil all Informa	submit all tion required by
The state of the s	nd 3 copies* of a completed and		The correct i	·ee:		
identified scale	id 3 copies" of the plan which is ich the application relates draw and showing the direction of it d 3 copies" of other plans and cossary to describe the subject	m to an North:	The original	and 3 coples* of a de see help text and guid and 3 copies* of the ertificate (A, B, C or D 4 Certificate (Agricult	completed de	lead
*National legis total of four cop LPAs may also You can check	ation specifies that the application is specifies the application is accept supporting documents in your LPA's website for information.	nt must provide the or ubmitted electronically n electronic format by p tion or contact their pl	iginal plus three co or, the LPA indic post (for example, anning departmen	opies of the form and ate that a smaller num on a CD, DVD or US It to discuss these op	d supporting dember of copies B memory stick blons.	ocuments (a is required, ().
	tion ply for planning permission/contents confirm that, to the best of many of the person(s) giving them		his form and the a facts stated are tr	ccompanying plans/ ue and accurate and	drawings and a	additional given are the
Signed - Applica		Or signed - Agent:		Date /D	D/MM/YYYY):	
				1		(date cannot be pre-application)
18. Applicar Telephone num	nt Contact Details		b.	ontact Details		
Country code:	National number:	Extension number:	Country code:	National number:		Extension number:
Country cade:	Mobile number (optional):		Country code:	Mobile number (op	tional):	
Country code:	Fax number (optional):		Country code;	Fax number (option	al);	
Email address (optional):		Email address (optional);		
20. Site Visit						
an the alte be a	een from a public road, public t	icotoath, bridleway or	other public land?	Yes	T. No.	
	uthority needs to make an appointment of the second they contact? (Plea		Agent	Applicant [☑ No ☐ Other (if dif	ferent from the
	selected, please provide:	City Giraj	[N] . Galle	T Abugur [agent/applic	cent's details)
Contact name;			Telephone numb	<u> </u>		

Email address: