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30th October 2020

Dear James,

Application Ref: 190647
Submission of Additional Information – Land south of Kelvedon Road

Following the submission of the above full planning application in January 2019, this letter accompanies a planning statement addendum which provides a detailed response to previous CBC Policy consultation responses, and an analysis of the proposals in the most up to date planning policy context for Tiptree and wider Colchester Borough. In addition to this updated position in terms of planning policy, we also use this opportunity to provide updated, and in some instances additional technical reports and surveys, for re-consultation. These seek to address the issues and queries raised by the relevant consultees during the original consultation for the application.

Most noticeably, the updated information includes a full new suite of architectural plans which detail a new site layout, and which also reduces the number of units proposed on the site to 130. In this respect, we also request that the application description is amended to:

“Demolition of existing buildings on the site and redevelopment to provide 130 residential dwellings with access, link road to allow for potential future connections, associated parking, private amenity space and public open space.”

The information accompanying this letter comprises:

- Planning Statement Addendum prepared by Strutt & Parker
- Updated Transport Assessment prepared by Journey Transport Planning
- Flood Risk Assessment and Surface Water Drainage/SUDs Strategy prepared by Rupert Evans Coastal
- Landscape and Visual Impact Assessment prepared by Liz Lake Associates
- Arboricultural Impact Assessment prepared by Underhill Consultancy
- Archaeological Evaluation prepared by Archaeology South-East
- Ecological Report and Faunal Surveys prepared by Eco-Planning UK

Updated Architectural Plans and Documents prepared by DAP Architects:

- Design and Access Statement
- Proposed Site Layout
- Proposed Storey Heights Plan
- Proposed Housing Mix Plan
- Proposed Tenure Plan
- Proposed Refuse and Cycle Strategy
- Proposed Parking Strategy
- Proposed Materials Plan
- Proposed Boundary Treatment Plan
- Proposed Garden Areas Plan
- Proposed Street Scenes
- Detailed Floor Plans and Elevations for Apartments
- Detailed Floor Plans and Elevations for Housetypes

Whilst it is acknowledged that there may be further queries from consultees as a result of the submission of this updated information, some of which that has been updated significantly since the previous submission, we trust that the application can now be considered for determination and viewed favourably in principle by CBC, so that we can work proactively with CBC and consultees to progress the application to a point of approval.

We look forward to continuing to work with you on the delivery of this important site for Tiptree and the wider Colchester Borough. Please do not hesitate to get in touch should you have any queries.

Yours sincerely,



Laura Dudley-Smith MA MRTPI
Associate Director
Strutt & Parker