

APP/A1530/W/22/3305697 - Land at Broadfields, Elmstead Road, Wivenhoe

Cllr Mark Cory - Opening Submission – *Interested Party* – Wivenhoe Ward, Colchester City Council (and Essex County Council Division Member).

The following transcript are notes used for the verbal submission made to the Inspector and Inquiry on Tuesday 13th December 2022.

- I/we are representing Wivenhoe, our residents and our Neighbourhood Plan, as well as the Neighbourhood Plans of those also agreed into the Local Plan by Colchester City Council.
- I was Leader of the then Borough Council, when the Local Plan was passed. I worked with colleagues at Borough and Parish level to plan for development. To accept development (housing) and to make it work.
- Wivenhoe Town Council (Parish), led by a team of volunteers worked tirelessly to create the Wivenhoe Neighbourhood Plan. They consulted with residents multiple times and they worked closely with Colchester Borough Council planning officers to ensure the plan would be sound.
- As elected representatives, we also helped shape the plan, but moreover, we encouraged and convinced residents to support a the neighbourhood plan, one that accepted development, but one that was a compromise, ensuring local needs were met and that development was planned in the best way.
- A vast majority then voted for this plan. Colchester Local Plan Committee supported it and Colchester Full Council ratified it. We then voted for the entire Local Plan at Colchester, which imbedded the WNP plan into Local Plan policy. The WNP plan has been democratically approved and supported.
- We have clearly voted for, agreed to, and accepted development. That is not the issue here.
- As a community, and as representatives, we have given sites to be developed. We have given guidance on how those sites could and should be developed. Generous guidelines, particularly at this site, with 120 homes and a range of missed dwellings. These guidelines met Wivenhoe's needs and met an accepted compromise. (Professional advice was sort by WTC on the housing needs of Wivenhoe.)
- The Colchester Planning Committee agreed with the essence of this defence (against the appeal plans). The committee strongly support the notion that development had been accepted via the WNP, ratified democratically and entrenched in the Colchester Local Plan. The committee were very much concerned with the precedent being set of breaking the WNP and therefore the other neighbourhood plans for their settlements.
- Inspector, please uphold our neighbourhood plan, and those across Colchester and across the country.
- Turning to the site specifics, Taylor Wimpey acquired this site with the known constraints. The acquire this site knowing the clear allocation and guidance under the WNP, for the site boundary, dwelling number and mix etc. The red lines were clear.
- During the initial consultation by Taylor Wimpey and in following meetings with CBC planners, we made clear the need to include the Wolfe/FIT land, which would enable more space for development, and enable compliance within the clear boundary line.
- When we met with planners, as councillors, we were trying to find solutions. We discussed the efficient use of the site, its clear boundaries and the density of development. E believed that a large developer like TW would have multiple designs and alternate plans that they could implement or fit around the site constraints. We were willing to suggest and discuss

those. For example, higher density would work within this development and would be similar to the character of the surrounding estate.

- Why have TW not put forward plans with a different density, housing mix or plan that fits within the WNP clear boundary? Why have they not implemented changes and solutions we have outlined?
- My first home was on the Broadfields estate. Many others have had first homes here at this estate in Wivenhoe. We believe that the TW plans could include the character of the adjacent development and include the mix of density and dwellings outlined in the WNP.
- We are not against development. We need housing and the mix and character of housing I have referred to.
- We would accept development. But one site clearly set out by all councillor present. And supported by the majority of Wivenho residents, by CBC committees and by Full Council, and by the Local Plan as a whole.
- Please uphold our WNP and our Colchester Local Plan.
- If TW came back with proposals that did not break our WNP, please would support it.