



**Colchester City Council  
Local Plan Review  
Call for Sites – Autumn/Winter 2023**

As part of the Colchester Local Plan Review, the Council are inviting submissions of potentially developable land. This could be land for a range of types of development or to form part of the Council's Green Infrastructure Network including off site Biodiversity Net Gain.

Submissions can be made directly via the **Council's Consultation Portal**: <https://colchester.oc2.uk/>. This includes the ability to either upload a GIS file of the site boundary or drawing the boundary directly into our mapping system. Additional documents to support your submission can also be uploaded.

Please providing as much information as possible and avoid leaving questions blank if possible.

A separate form should be completed for each site.

## Contact Details

### Personal Details

Full Name
Organisation (if relevant)
Job Title (if relevant)
Address Line 1
Address Line 2
Town/City
County
Post Code
Email
Telephone Number

### Agent Details if applicable

Full Name
Organisation (if relevant)
Job Title (if relevant)
Address Line 1
Address Line 2
Town/City
County
Post Code
Email
Telephone Number

Your Status – please check one box

- Site Owner
- Parish Council
- Local Resident
- Community Group
- Planning Consultant
- Land Agent
- Developer
- Registered Provider
- Other (please specify)

Other

## Section 1: Site Details

### 1. Site Name

Provide a name for your site to be consistently referenced

### 2. Site Location

Site Address (including postcode if known)

Grid Reference

Site location and surrounding area description

Which Parish is the site located within? (if multiple please state)

Is the site wholly within the administrative area of Colchester City Council? If no, please state which additional authorities the site is located in

### 3. Site Area

Site area (hectares)

Developable site area (hectares)

### 4. What is the land type? Please check one box

- Wholly greenfield
- Wholly brownfield/previously developed land
- Part greenfield and part brownfield/previously developed land
- Other

### 5. What is the current land use of the site?

- Agricultural
- Commercial
- Housing/Residential
- Industrial
- Community
- Other (please specify)

Other

## Section 2: Planning History

6. Has this site been promoted for development through the Local Plan or Neighbourhood Plan process before?

Yes

No

If yes, please provide additional details including date of previous promotion, previous site reference, promoted use, reason for non-selection if known and any differences between the previous submission details and this proposal

7. Does the site have any planning application history? If known, please include relevant planning application numbers.

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### Section 3: Proposed Future Use

8. What are you proposing this site for?

A. Residential. Please select all that apply.

- Market Housing
- Affordable Housing
- Custom and Self Build Housing
- Older Persons Housing
- Gypsy and Traveller Accommodation
- Other (please specify)

Other

Indicative Number of units/dwellings/plots/bedspaces/pitches

How many new units/dwellings do you think will be built each year?

Could development of the site enhance or create green infrastructure? e.g. provision of open space, parks, sports and/or recreation grounds, Country Park, allotments and biodiversity net gain. If yes, please provide further detail.

Has a preliminary ecological appraisal or Biodiversity Metric calculation been carried out?

- Yes
- No

If yes, please provide additional details

B. Commercial. Please select all that apply.

- Employment
- Retail
- Sports and Leisure
- Restaurant/café
- Logistics
- Other (please specify)

Other

Indicative Floorspace sqm

Could development of the site enhance or create green infrastructure? e.g. provision of open space, parks, sports and/or recreation grounds, Country Park, allotments and biodiversity net gain. If yes, please provide further detail.

Has a preliminary ecological appraisal or Biodiversity Metric calculation been carried out?

- Yes
- No

If yes, please provide additional details

C. Infrastructure. Please select all that apply.

- Education
- Community Facilities
- Health and Wellbeing
- Transport
- Renewable Energy (e.g. solar and wind farms)
- Telecommunications (e.g 5G masts)
- Other (please specify)

Other

Additional information including Indicative floorspace sqm, hectares available or type of renewable energy

Could development of the site enhance or create green infrastructure? E.g. provision of open space, parks, sports and/or recreation grounds, Country Park, allotments and biodiversity net gain. If yes, please provide further detail.

Has a preliminary ecological appraisal or Biodiversity Metric calculation been carried out?

- Yes
- No

If yes, please provide additional details



D. Green Infrastructure. Please tick all that apply.

- Open Space
- Park, Sport and/or recreation grounds
- Country Park
- Allotments
- Biodiversity Net Gain
- Other (please specify)

Other

Hectares available

Please provide details of why the site would be suitable for this use

What are the existing habitats onsite?

Has a preliminary ecological appraisal or Biodiversity Metric calculation been carried out?

- Yes
- No

If yes, please provide additional details

E. Other.

Please provide details of proposed land use and amount of land available

#### Section 4: Site Ownership

9. What is your/clients current ownership status of the land?

- Sole owner
- Part owner
- Do/does not own

10. If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details) is land acquisition required?

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11. Does the site owner (or other owners) support this proposal for the site?

- Yes
- No

12. If you are not the owner, why do you think this site should be considered to be promoted for this use?

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13. In the event a neighbouring site is also promoted for development, would the landowner be open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development?

- Yes
- No
- Don't know

Please explain why

14. What, if any, market interest has there been in the site?

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received
- Site has/is being marketed

- None
- Not Known

15. Are there any legal restrictions on the site?

- Yes
- No
- Don't Know

If yes, please provide details

## Section 5: Site Constraints

16. Do any current uses on the site need to be relocated?

- Yes
- No
- Don't Know

If yes, please provide details

17. Does the site have any access constraints?

- Yes
- No
- Don't Know

Please provide details

18. Is delivery of the site dependent on a ransom strip?

- Yes
- No
- Don't Know

19. Are there any restrictive covenants that prevent development of the site?

- Yes
- No
- Don't Know

If yes, please provide details

20. Is there any contamination for either all or part of the site?

- Yes
- No
- Don't Know

If yes, please provide details

21. Are there any existing Tree Protection Orders within the site?

- Yes
- No
- Don't Know

If yes, please provide details

22. Is there a river or ditch either wholly or partially within the site?

- Yes
- No
- Don't Know

If yes, please provide details

23. Of any of the constraints identified above, please identify any ways in which these could be overcome.

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## Section 6: Existing Infrastructure and Utilities

24. Which if any, of the following utilities are currently available to the site?

- Mains water supply
- Wastewater/sewage supply
- Gas supply
- Electricity supply
- Broadband and digital communications
- Other

Other

25. Which if any, of the following are located within or adjacent to the site?

- Public Right of Way (footpath, bridleway, restricted byway or byway)
- Foot/Cycle Way
- Public Highway
- Pylons
- Other

Other

26. Is there an existing vehicular access to the site?

- Yes
- No
- Don't Know

If yes, please provide details

## Section 7: Site Availability

27. When will the site be available for development?

- Immediately
- within 5 years
- within 5 to 10 years
- within 10 to 15 years
- beyond 15 years

28. Has an economic viability assessment been carried out for the proposed development?

- Yes
- No
- Don't know

Please provide any recent information relating to the viability of the site including details of site specific costs and abnormal costs

29. Are there any other issues to be resolved or restrictions to the site being available for development?

- Yes
- No

If yes, please provide further details.

## Section 8: Additional Information

30. Can the site be comprehensively seen from a public road, footpath, bridleway or other public land?

- Yes
- No
- Don't Know

please provide contact details (name, telephone and email) for a suitable person to arrange a site visit if required

Please provide any additional information, studies or further explanation you consider may be helpful to the Council. This may include the following documents:

- Title Plans and Deeds
- Indicative Development Plan
- Viability Assessment

Submissions are encouraged via the **Council's Consultation Portal:**

<https://colchester.oc2.uk/>.

Alternatively, this form can be completed and sent via email to [local.plan@colchester.gov.uk](mailto:local.plan@colchester.gov.uk). Where submissions are sent via email, please ensure these are sent as Microsoft Word files. The only file accepted in PDF format is a site plan, which must clearly identify the boundary of the land being promoted, at a scale of no less than 1:2500. The submission of the site boundary as a GIS Shapefile should also be submitted wherever possible.