Local Development Framework

Core Strategy

Alternative Sites

Regulation 32 Consultation

February 15 – March 28
2008

Colchester Borough Council
Alternative Sites
Colchester Borough Council
Regulation 32 Consultation

Introduction

This document contains development sites proposed by other parties to the Borough Council during the six weeks' consultation period on its Submission Core Strategy Development Plan Document (DPD). This was published for public comment from 19th November 2007 to 4th January 2008.

The Core Strategy is a key document within the Colchester’s Local Development Framework, which will govern the long-term spatial planning of the area up to 2021.

Alternative Development Sites and Boundary Changes

Eleven alternative sites are identified in this document. In accordance with Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004, the Borough Council, through this document, is required to advertise these for a further six weeks' public consultation.

The sites identified in this document are those put forward by respondents to the Submission Core Strategy and have not been proposed by Colchester Borough Council.

They are proposals that the respondent(s) consider should be included in the Submission DPD. The Borough Council will not itself decide whether changes should be made to the Submission Core Strategy. They are matters for the independent Inspector at the Examination which is due to commence on 24th June 2008.

Some of the sites put forward include broad allocations whilst others relate to smaller specific sites. The Core Strategy is intended to be a high level document incorporating only broad allocations. Actual site allocations are intended to come forward in the Site Allocations DPD.

Many of the sites identified in this document have been previously suggested during earlier stages of consultation on the Core Strategy. The remaining sites are those that have been put forward to the Borough Council for the first time at the Submission stage. It is the responsibility of the respondent to demonstrate how procedures for sustainability appraisal and community consultation have been undertaken in order for the Inspector to adequately assess the site for soundness.

The sites identified in this document only relate to representations made to specific alternative sites. Representations to policies, that may result in
consequential changes to sites that are not accompanied by specific details or plans have not been included in this consultation.

**How to Use this Document**

Schedule A lists the sites put forward at the Submission stage to the Core Strategy. It specifies the site reference number (1 - 11), address details, the proposed use and proposer details. The individual maps in the document illustrate the site proposed on an Ordnance Survey base.

Schedule A also gives the Representation Reference Number under which the site was received at Submission stage. In most cases this contains further information from the proposer in respect to their proposal. These representations are available to view in full on the Council’s website via [http://www.colchester.gov.uk/doclib/Reg_31_Statement_tagged.pdf](http://www.colchester.gov.uk/doclib/Reg_31_Statement_tagged.pdf), from the Council offices at Angel Court and by calling Planning Policy on 01206 282473/6.

Respondents may have submitted their alternative site under more than one representation but only one number has been stated.

**Making a Representation**

There is a period of six weeks from the 15th February to 5pm on 28th March 2008 for making representations on this Alternative Development Sites document. **Representations received after this deadline will not be accepted.**

Any representations made at this stage must relate solely to the advertised sites in this document and should not include any further alternatives or additional representations on the Submission Core Strategy DPD itself.

*Please use the on-line form to enable responses to be processed as quickly as possible for the Inspector.* If it will not be possible for you to respond electronically please contact (01206) 282473/6 or email planningpolicy@colchester.gov.uk

Copies of this consultation document and the supporting information are available for inspection in the following ways:

- Via the Borough Council’s website at [www.colchester.gov.uk](http://www.colchester.gov.uk)
- For inspection at the Borough Council’s Office in Angel Court, High Street, Colchester
- On request by telephoning (01206) 282473/6, faxing (01206) 282711, emailing planningpolicy@colchester.gov.uk or writing to Spatial Policy, PO Box 885, Town Hall, Colchester, CO1 1ZE.

You must indicate in your response whether you support or object to the inclusion of a new site in the Core Strategy DPD. Representations that do not specify this will NOT be accepted.
Please state your reasons for your representation clearly and succinctly (ideally in less than 200 words). If your comments exceed 200 words your response should be accompanied with a summary of the main issues raised.

If you object to a site or boundary change, your representation will be treated by the Inspector as in support for the Submission Core Strategy DPD.

Representations on this document should be submitted preferably using the standard on-line response form. Please access this via [www.colchester.gov.uk](http://www.colchester.gov.uk)

**How Representations will be dealt with**

All the representations will be logged on the Borough Council’s database and published in full for public inspection. This includes making them available on the Borough Council’s website. All the representations made at this stage will be considered by the independent Inspector who will conduct the Examination into the Core Strategy DPD. The Borough Council will publish a summary of the responses received together with the main issues raised as soon as possible after the close of the consultation.

The independent Inspector will decide whether any sites or changes to boundaries should be made to increase the soundness of the Submission Core Strategy DPD before it can be adopted.
Schedule A - The Alternative Sites

Eleven site specific representations were made to the Core Strategy Submission DPD. These 11 representations have been made seeking the inclusion of additional or alternative sites for development. The changes proposed have been identified on a map and the nature of development specified. Some include a Sustainability Appraisal and others indicate that it will be undertaken prior to examination. The following sites are being consulted on;

   For further details see Core Strategy Rep. No. 0055/234

2. Choats Corner, Eight Ash Green – residential. DLP Planning on behalf of Banner Homes.  
   For further details see Core Strategy Rep. No. 0027/238

3. Various sites, Langham – residential, employment and park and ride site. DLP Planning on behalf of Williamson's Developments.  
   For further details see Core Strategy Rep. No. 0067/216

4. St Botolph’s Farm, Braiswick, Colchester – residential use. Sigma Planning Services on behalf of Rydon Homes Ltd.  
   For further details see Core Strategy Rep. No. 0041/380

5. Marks Tey and Stanway – mixed use scheme incorporating up to 10,000 dwellings, commercial development, schools, neighbourhood facilities, open space and station improvements. Andrew Martin Associates on behalf of West Property Management Ltd.  
   For further details see Rep. No’s. 0043/239 & 232

6. Marks Tey and Stanway – mixed use scheme incorporating up to 10,000 dwellings, commercial development, schools, neighbourhood facilities, open space and station improvements. Andrew Martin Associates on behalf of Commercial Estates Group Ltd, Messrs. Richard Hines and Ian Melrose c/o Fenn Wright.  
   For further details see Rep. No. 0044/233

   For further details see Rep. No. 0056/235

8. Axial Way, north Colchester – part of employment zone for residential use. Tribal MJP on behalf of Royal London Asset Management Ltd.  
   For further details see Rep. No. 0061/236

9. Spring Lane, Colchester – Park and Ride site. Lawson Planning Partnership Ltd on behalf of Lanswood Ltd.  
   For further details see Rep. No. 0062/237

    For further details see Rep. No. 0063/371

1. CYMBELINE WAY, COLCHESTER
2. CHOATS CORNER
3. VARIOUS SITES, LANGHAM

SCHOOL ROAD, LANGHAM

SCALE APPROX 1 / 4000

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COLCHESTER BOROUGH COUNCIL MAP10 2000
4. ST BOTOLPH'S FARM

ADJACENT TO BRAISWICK AND A12

SCALE APPROX 1 / 2500

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COLCHESTER COUNCIL 2008
7. LAND AT MARKS TEY
8. AXIAL WAY, NORTH COLCHESTER

NORTH OF AXIAL WAY

SCALE APPROX 1 / 4000

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COLCHESTER & ESSEX COUNCIL WARDMAP 2010
9. SPRING LANE, COLCHESTER
11. CHITTS HILL, COLCHESTER
Colchester’s Alternative Sites, Regulation 32 consultation
Response Form

How to reply
The consultation on Colchester’s Alternative Sites is being published for a period of six weeks consultation from **15 February 2008 to 5pm on 28 March 2008**. Please use this form to make comments on a site or alternatively you can reply on line at [www.colchester.gov.uk](http://www.colchester.gov.uk)

Please complete a separate form for each comment you submit. **You are requested to send four copies of each supporting document that you submit.**

1. Personal details/Agents details (if applicable)

Personal Details

First Name: .......................................Last Name:..............................................

Organisation:.....................................Address:...................................................

............................................................................................................................

Post Code: ........................................Tel: ..........................................................

Email:...............................................Fax Number: ...........................................

Agent’s Details (if applicable)

Agent’s Name: ..................................Person to contact:....................................

Job Title:.........................................Address:...................................................

............................................................................................................................

Post Code: ........................................Tel:...........................................................

Email:...............................................Fax Number:...........................................
2. Which alternative site does your comment relate to?
(Please select only one site on each form)

<table>
<thead>
<tr>
<th>Site</th>
<th>Proposal</th>
<th>LDF Number</th>
<th>Please tick one</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cymbeline Way, Colchester</td>
<td>Hotel use. DLP Planning on behalf of Strategic Land Planning Trust.</td>
<td>0055/234</td>
<td></td>
</tr>
<tr>
<td>Choats Corner, Eight Ash Green</td>
<td>Residential. DLP Planning on behalf of Banner Homes.</td>
<td>0027/238</td>
<td></td>
</tr>
<tr>
<td>Various sites, Langham</td>
<td>Residential, employment and park and ride site. DLP Planning on behalf of Williamsons Developments.</td>
<td>0067/216</td>
<td></td>
</tr>
<tr>
<td>St Botolph’s Farm, Braiswick, Colchester</td>
<td>Residential use. Sigma Planning Services on behalf of Rydon Homes Ltd.</td>
<td>0041/380</td>
<td></td>
</tr>
<tr>
<td>Marks Tey and Stanway</td>
<td>Mixed use scheme incorporating up to 10,000 dwellings, commercial development, schools, neighbourhood facilities, open space and station improvements. Andrew Martin Associates on behalf of West Property Management Ltd</td>
<td>0043/239 &amp; 232</td>
<td></td>
</tr>
<tr>
<td>Marks Tey and Stanway</td>
<td>Mixed use scheme incorporating up to 10,000 dwellings, commercial development, schools, neighbourhood facilities, open space and station improvements. Andrew Martin Associates on behalf of Commercial Estates Group Ltd, Messrs. Richard Hines and Ian Melrose c/o Fenn Wright.</td>
<td>0044/233</td>
<td></td>
</tr>
<tr>
<td>Land at Marks Tey</td>
<td>Residential, employment, schools, local centre, country park, station improvements. Marguerite Livingstone Associates.</td>
<td>0056/235</td>
<td></td>
</tr>
<tr>
<td>Axial Way, North Colchester</td>
<td>Part of employment zone for residential use. Tribal MJP on behalf of Royal London Asset Management Ltd.</td>
<td>0061/236</td>
<td></td>
</tr>
<tr>
<td>Spring Lane, Colchester</td>
<td>Park and Ride site. Lawson Planning Partnership Ltd on behalf of Lanswood Ltd.</td>
<td>0062/237</td>
<td></td>
</tr>
<tr>
<td>Halstead Road, Eight Ash Green</td>
<td>Residential development. Plater Claiborne</td>
<td>0063/371</td>
<td></td>
</tr>
<tr>
<td>Chitts Hill, Colchester</td>
<td>Residential development. Barton Wilmore on behalf of Gladedale Group.</td>
<td>0066/365</td>
<td></td>
</tr>
</tbody>
</table>
3. Do you support or object to this alternative site? (Please tick one option)

☐ Support
☐ Object
☐ Miscellaneous

4. Please state your reasons for your representation clearly and succinctly (ideally in less than 200 words). Please continue on a separate sheet if necessary and supply four copies of any supporting documents.

5. If your representation exceeds 200 words, please provide a summary of the main issues raised below.
6. Petitions

Does your response include a petition?  
(Please tick)

Number of signatures

Summary of the petition

7. I understand that my full representation will be considered by Colchester Borough Council and the Planning Inspectorate in line with this consultation and that my comments will be made publicly available and identifiable to my name and/or organisation. The information in this form is, to the best of knowledge, correct.

Signature:…………………………………Date:……………………………..

Thank you for completing this representation form. All the representations will be logged on the Borough Council’s database and published in full for public inspection. This includes making them available on the Borough Council’s website. All the representations made at this stage will be considered by the independent Inspector who will conduct the Examination into the Core Strategy DPD. The Borough Council will publish a summary of the responses received together with the main issues raised as soon as possible after the close of the consultation.

The independent Inspector will decide whether any sites or changes to boundaries should be made to increase the soundness of the Submission Core Strategy DPD before it can be adopted.