

Local Development Framework

Core Strategy

Alternative Sites Consultation Regulation 33 Statement

Summary of the main issues raised in representations



April 2008

Colchester Borough Council

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Introduction

During the six week consultation period on the Submission Core Strategy Development Plan Document (DPD) (19th November 2007 to 4th January 2008), Colchester Borough Council received eleven proposed alternative development sites from other parties. In accordance with Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004, the Council is required to advertise these alternative sites for a further six weeks' public consultation. The eleven representations received were made available for comment in an 'Alternative Sites Regulation 32 Consultation' document for a period of six weeks from the 15th February to 5pm on 28th March 2008. This document is available to view on the Council's website via http://consultation.colchester.gov.uk/doclib/Alternative_Sites_final_draft_with_cover_UNTAGGEDv3.pdf, from the Council offices at Angel Court or by calling Planning Policy on 01206 282473/6. This Regulation 33 Statement provides a summary of the main issues raised in response to the Regulation 32 alternative sites consultation.

Summary of consultation

The public consultation on the 'Alternative Sites Regulation 32 Consultation' met the requirements of both the Council's Statement of Community Involvement (SCI) and the Town and Country Planning (Local Development) (England) Regulations 2004.

The consultation period ran for six weeks from the 15th February to 5pm on 28th March 2008. Copies of the consultation document, alternative site representations, and the supporting information were made available for inspection on the Council's website, at libraries within the Colchester Borough and at the Council's offices in Angel Court, High Street, Colchester. The documents were also available on request by telephone, fax, email, or post.

Notification of the alternative sites consultation was sent to persons and organisations on the Council's LDF consultation database in accordance with the Council's Statement of Community Involvement. Notice was given by local advertisement in the Essex County Standard of the fact that site allocation representations were available for inspection, the places and times at which they could be inspected, and details on how representations could be submitted.

The preferred method of receiving representations was via an on-line form. Representations were also accepted by post, fax, and email.

Summary of representations

In total, there were **228 representations** on the alternative sites consultation. **201 object** and **5 support** the proposed alternative sites. There were **22 miscellaneous** representations. There were no petitions received as part of the consultation. A breakdown of the representations relating to each site is shown below.

	Alternative Site	Total representations	Support	Object	Miscellaneous
1	Cymbeline Way, Colchester	8	0	6	2
2	Choats Corner, Eight Ash Green	7	0	6	1
3	Various Sites, Langham	109	0	108	1
4	St Botolph's Farm, Braistwick, Colchester	8	0	6	2
5	Marks Tey & Stanway	15	1	12	2
6	Marks Tey & Stanway	18	1	15	2
7	Land at Marks Tey	20	1	17	2
8	Axial Way, North Colchester	7	0	5	2
9	Spring Lane, Colchester	14	1	10	3
10	Halstead Road, Eight Ash Green	9	0	7	2
11	Chitts Hill, Colchester	13	1	9	3
	Totals	228	5	201	22

Summary of the main issues raised by site

The following section provides a detailed summary of the representations received for each alternative site. For each site, a description of the proposal and map are provided, followed by a detailed summary of representations received.

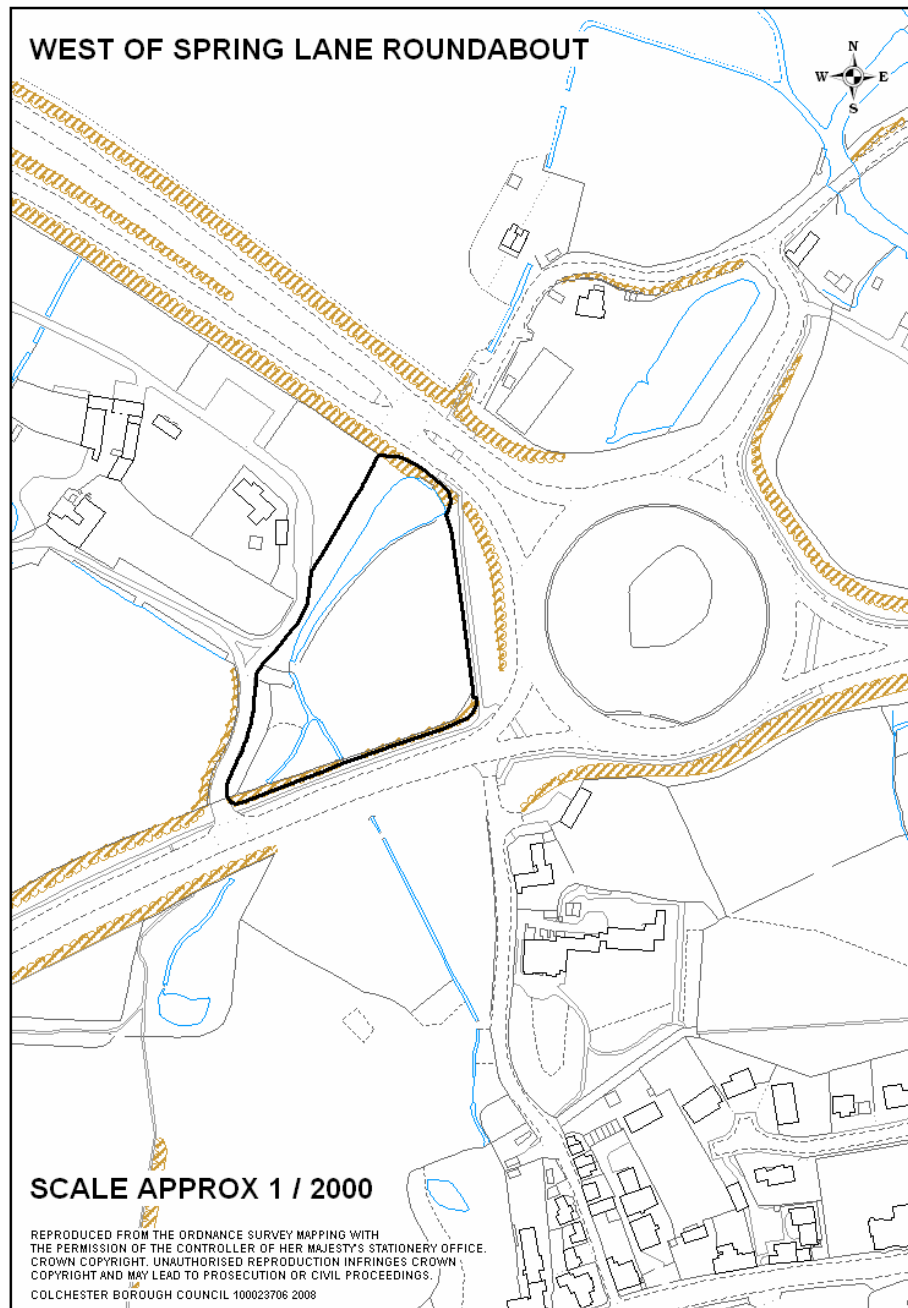
A full list of representations received can be found in the appendices. Copies of the representations are available on the Council's website.

As required by PPS12 Annex C, para C3 those promoting an alternative site should indicate how the sustainability appraisal process has been or is to be carried out prior to the consideration of the site at the examination. The Council has not received notification that a sustainability appraisal of any of the sites has yet been advertised and consulted upon. If responses are received they will be added as an addendum to this statement.

SUMMARY OF THE MAIN ISSUES RAISED BY SITE

Alternative Site 1 - Cymbeline Way, Colchester
Hotel use. DLP Planning on behalf of Strategic Land Planning Trust
Core Strategy Rep. No. 0055/234

8 representations received	
Support	0
Object	6
Miscellaneous	2



Summary of representations

Alternative Site 1 - Cymbeline Way, Colchester

Summary

Representations received generally object to the development of this site. The value of the site as a countryside conservation area is supported, and the proposals are generally considered out of character with the area. Many respondents also highlight traffic and flood risk concerns. There is support for the recent refusal of a planning application for a hotel on the site.

Supporters

No representations were received in support of this site.

Objectors

Objections were received from Essex County Council, the Environment Agency, Colchester Borough Councillor Sonia Lewis, Mersea Homes / Countryside Properties, and two other individuals.

Essex County Council object to this alternative site. The representation states that ECC Highways and Transportation team have lodged an objection to the previous planning application (Ref 073130) for a proposed hotel on this site. This is on the grounds of policy relating to the status of Cymbeline Way in Highways Development Control Policies and the Functional Route Hierarchy. The proposed access would be detrimental to highway safety (although there may be an engineering solution). Also the site is not easily accessed using more sustainable modes of transport and is therefore likely to increase trips being made using the private car.

The Environment Agency object as the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Councillor Sonia Lewis objects to the site due to its location on a secondary distributor road, and in a countryside conservation area subject to flooding. The proposals would be out of keeping with the area with no supporting facilities. Cymbeline Way is a fast road with an accident record, the access would be too close to the Roundabout. The site has already been considered by the planning committee who supported the officer recommendation for refusal.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals and consider the Core Strategy sound with respect to its approach to new hotel development.

Representations from two other objectors state that the site is in a countryside conservation area where development should be avoided, and that the site would create additional traffic problems. The need for such a hotel is

questioned and the recent refusal of a planning application on the site is supported.

Miscellaneous

Natural England highlight the potential impact of development on this site on the Local Nature Reserve, immediately south of Spring Lane Roundabout. Any future planning application would need to demonstrate that there would be no detrimental impacts on the Local Nature Reserve.

Given the information provided at this stage the Highways Agency believe that this development could potentially have a significant impact on the Trunk Road network and therefore any use at this location should be required to submit a formal Transport Assessment for the Highway Agency to take a more informed view on the potential traffic impact.

Alternative Site 2 - Choats Corner, Eight Ash Green Residential. DLP Planning on behalf of Banner Homes Core Strategy Rep. No. 0027/238

7 representations received

Support	0
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Object	6
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Miscellaneous **1**



Summary of representations

Alternative Site 2 - Choats Corner, Eight Ash Green

Summary

Almost all of the representations received object to the development of this site. Issues raised in representations included that it is inappropriate for the Core Strategy to identify specific sites, that brownfield or other allocated land should be used in preference to this greenfield site, and that the rural nature of the site with poor public transport facilities makes it unsuitable for residential development.

Supporters

No representations were received in support of this site.

Objectors

Objections were received from Essex County Council, the Environment Agency, Mersea Homes / Countryside Properties, Royal London Asset Management Ltd., Commercial Estates Group Ltd., and West Property Management.

Essex County Council object as the site is not easily accessed using more sustainable modes of transport and therefore is likely to increase trips being made using the private car.

The Environment Agency object as the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals as set out by PPS12 (para 2.12).

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

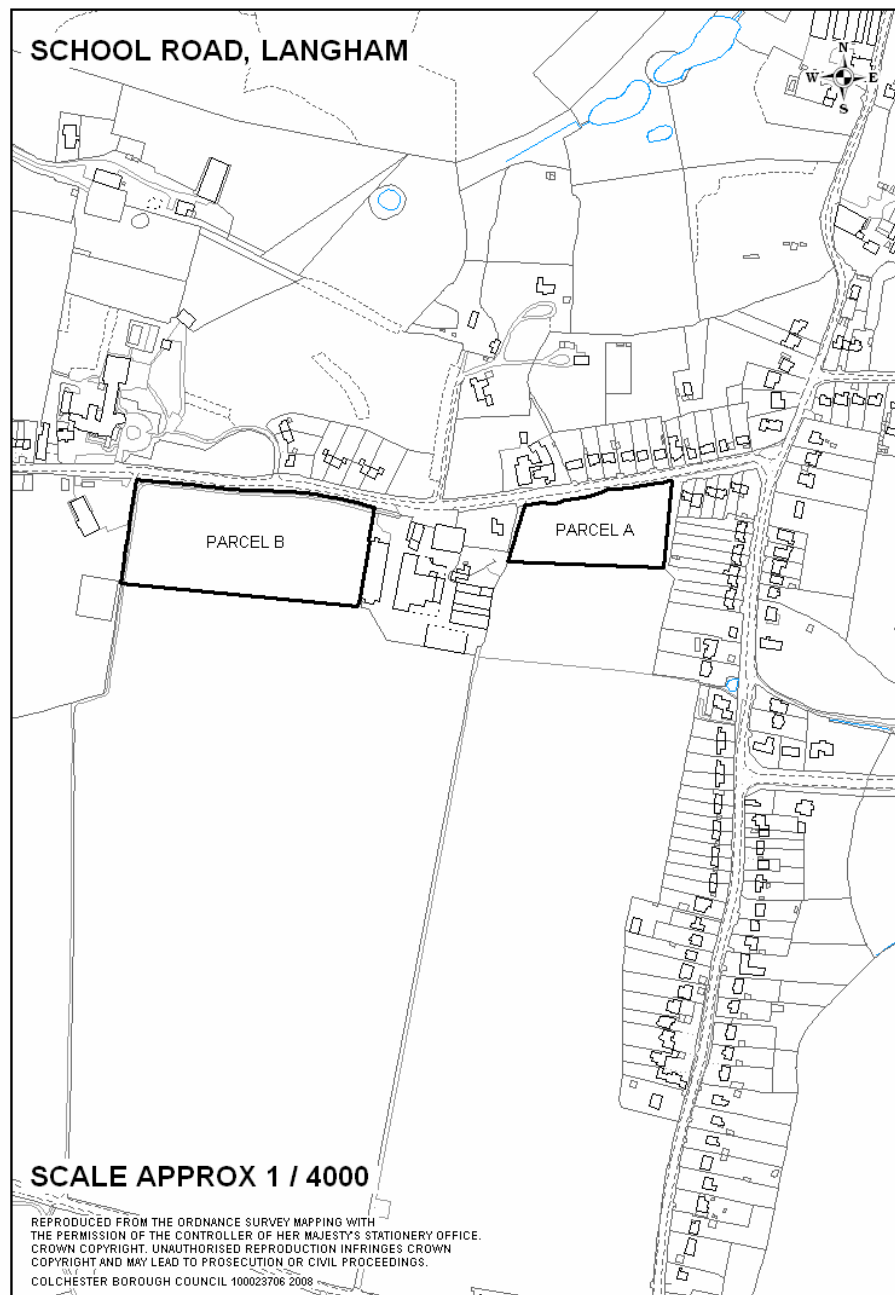
Commercial Estates Group Ltd. and West Property Management both object to the site as it is poorly related to public transport facilities and is dependant upon land at Eight Ash Green being developed for a park and ride location. As the park and ride scheme at Eight Ash Green has now been withdrawn, there is no justification for more than infill development for the relatively remote rural community within which the site is located. The land at Choats Corner is not suitable for residential development.

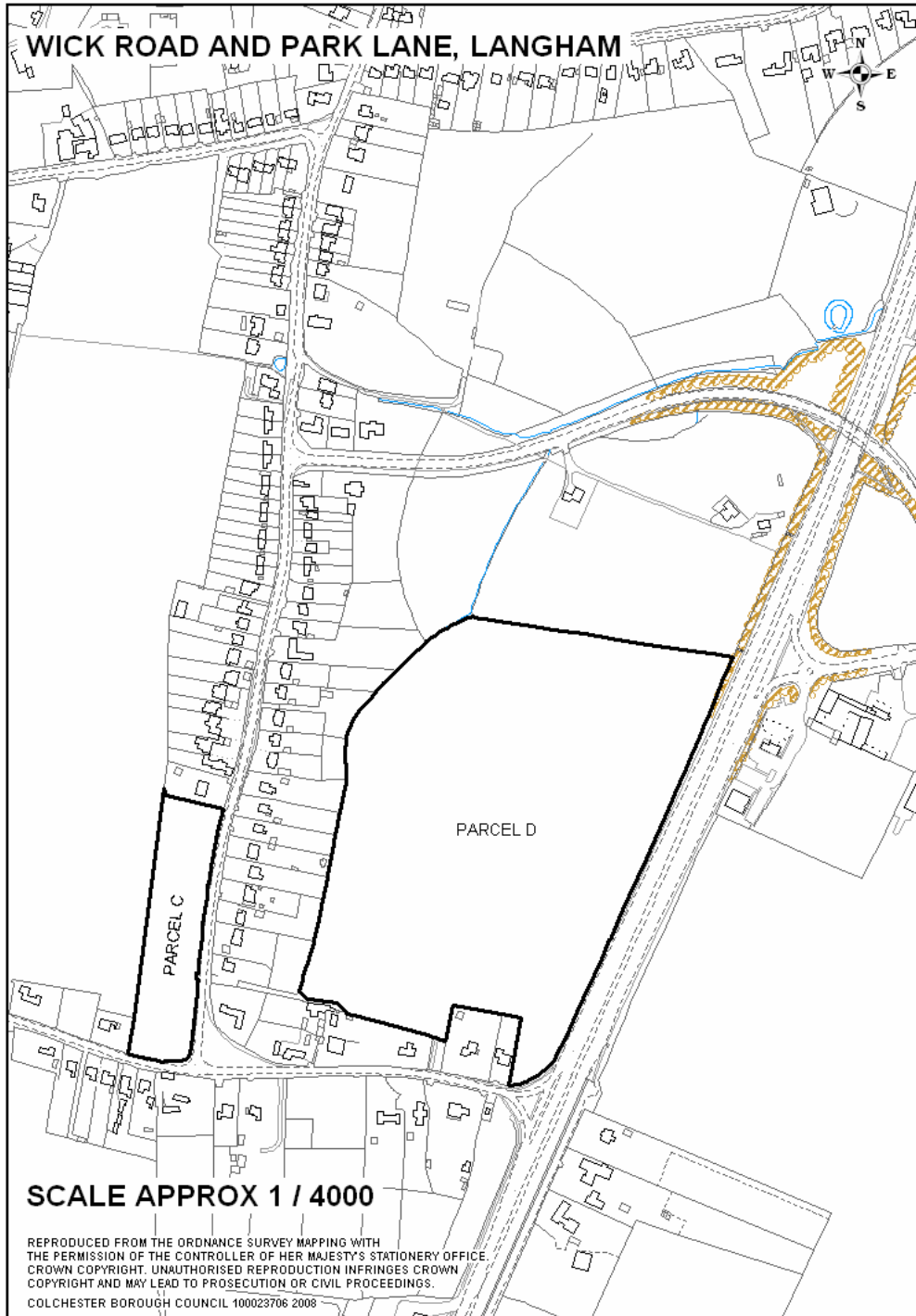
Miscellaneous

The Highways Agency state that a site at the Eight Ash Green interchange could potentially have a significant impact on the trunk road network, in particular given the amount of development that is proposed at this location. If this site was to be included within the allocated sites, the Highways Agency request to be consulted on the Transport Assessment.

Alternative Site 3 - Various sites, Langham
Residential, employment and park and ride site. DLP Planning on behalf
of Williamsons Developments
Core Strategy Rep. No. 0067/216

109 representations received	
Support	0
Object	108
Miscellaneous	1





Summary of representations

Alternative Site 3 – Various sites, Langham

Summary

The sites at Langham received by far the highest numbers of representations, all but one of which object to the proposed developments. In addition to representations from statutory consultees, groups and other organisations, there was also a large response from individual members of the public. A wide range of issues were raised by objectors. The inappropriate nature of the proposals for a rural village location, the poor sustainability and accessibility of out of town development, the potential for negative impacts on residential amenity, and the impacts of increased levels of traffic were frequently raised concerns.

Supporters

No representations were received in support of this site.

Objectors

Objections were received from Essex County Council, the Environment Agency, Mersea Homes / Countryside Properties, Colchester & NE Friends of the Earth, Royal London Asset Management Ltd., Lawson Planning Partnership Ltd., Commercial Estates Group Ltd., and West Property Management. There were 99 objections received from other individuals.

Essex County Council object to parcels A, B, C, & D as they cannot be easily accessed using more sustainable modes of transport and therefore are likely to increase trips being made using the private car. They also object to parcel D (park & ride element) as the site is not viable for a park & ride that serves Colchester when assessed against a number of technical considerations that are pivotal to the successful delivery and operation of a park & ride scheme. These technical criteria include access to the strategic road network, distance from a strategic junction, distance from the town centre, potential users, potential bus route, financial implications and potential to cater for up to 1000 parking spaces.

The Environment Agency object as land parcels A, B, C, and D fall within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals as set out by PPS12 (para 2.12).

Colchester & North East Essex Friends of the Earth object to the proposal for Park & Ride at Langham as the site is not designated for such a use, it is agricultural land within Constable Country, it would damage the quality of life of local residents, and it would increase traffic on unsuitable roads. They state there is a need to reduce traffic through the increased use of public transport

and cycle routes to access Colchester Town Centre, not encourage people to use their car unnecessarily and increase pollution and climate change gases.

Royal London Asset Management Ltd. object to the sites on the grounds that they are utilising greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The sites are inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Lawson Planning Partnership Ltd. made a representation regarding the transport elements of alternative sites. They consider that a park & ride at Langham clearly falls short of the key transport and related sustainability considerations and therefore would be unlikely to represent a viable or sustainable proposition in planning or transportation terms.

Commercial Estates Group Ltd. and West Property Management both object to the sites at Langham as they do not represent sustainable development opportunities for the mixed use proposed. The settlement of Langham is not sustainable in terms of accessibility, other than by private car, nor in terms of existing community/retail facilities. Without County Highway support, the park and ride is very unlikely to proceed, and there is no justification to argue that small parcels of greenfield land adjoining this settlement represent a more sustainable form of growth than the 1800 allocation (including 800 units on a Greenfield site) at Stanway.

There were 99 objections received from individuals. Some respondents simply state their objection to development on these sites, others provide considerably more detail. The issues raised by the representations include:

- The Core Strategy has already identified sufficient land for housing, commercial and park & ride. The park & ride proposal is contradictory to the sound and logical strategy for North Colchester in the Core Strategy submission document. The proposals conflict with Core Strategy policies (NE1, NE2, CE1). The Core Strategy is the result of years of work and consultation, Langham is well outside the North Growth area, and so the sites should not even be considered.
- Langham is a minor village with a limited level of social infrastructure. Dispersal of development to villages such as Langham would be at odds with the East of England Plan (RSS14), and conflict with government policy in PPS1, the PPS1 climate change supplement, and PPG13 (Transport).
- The proposals do not take a spatial approach as required by national planning policy. They do not integrate planning policies with other policies and programmes.
- The development is not included in the village plan / does not form part of the Village Design Statement (VDS) which was agreed following consultation with all parties. The VDS questionnaire response rate was

over 60%. It found that the idea that Langham needs developments to survive or be a better place is wrong in the minds of its inhabitants.

- The proposals would result in inappropriate development in the open countryside. The development does not need a countryside location. Development on these sites would not comply with the aim of preserving the countryside set out by the Core Strategy.
- Negative impacts on the rural character and community of the village, and negative impacts upon tourism associated with Constable Country. The proposals are out of scale / overdevelopment when compared with the present character of the village.
- Detrimental impact on the nearby Area of Outstanding Natural Beauty (AONB) (Dedham Vale and Stour Valley).
- Loss of productive agricultural land. The proposed land currently provides a green break / buffer of undeveloped land. Park & ride / business park elements would be built on prime agricultural land (category 3A).
- The proposal appears to have been prompted entirely for financial gain with minimal consideration for benefit to the local community.
- No community consultation / presentations by the developer before putting forward this major scheme.
- The high levels of lighting required and noise from the sites would be detrimental to residential amenity. The sites concerned are higher than the surrounding area, and any light pollution will travel a great distance into the countryside.
- The site is not appropriate for development as a 'transport hub' as detailed in the proposals.
- The proposals are unrealistic / no chance of coming to fruition.
- Inconsistencies in the plans in terms of parcel D having a link road built to Birchwood Road. No information on land ownership. Purchase of gardens would be needed to allow for safe access onto Park Lane. Access to some of the parcels of land could not be achieved. Adequate highway visibility splays could not be achieved.
- Lack of any demand analysis for the park & ride, and no commercial viability assessment for a park & ride service. There is reference to an Ipswich catchment but no reference to existing good quality rail links between Ipswich and central Colchester. 1 hour return bus journey time and other overheads mean the park & ride ticket cost is likely to be very high. Traffic usage estimates have been based on Cambridge and do not have relevance to this location and catchment.
- Serious doubts that a park and ride at Langham would provide a realistic option for travel to Stansted airport or walking visits to Constable Country, as described in the proposals. Distance from Langham to Dedham is too far for most people to walk.
- No commitment to carbon reduction. This proposed park & ride would lead to journeys out of Colchester, simply to return by bus. A more sensible location would be 'inside' the boundary formed by the A12 and A120 trunk roads.

- It would be difficult to achieve a service frequency of 12 minutes, the ECC guideline. This would be more achievable and sustainable at Cuckoo Farm.
- The travel distance from Langham to central Colchester is 6.3 miles using the shortest route, not 4.65 miles as reported in the executive summary of the representation.
- Langham already has established business units and is sustainable and developing. No need to ruin that balance. The existing business parks in Langham offer ample capacity for expansion. A much larger business park already exists at the nearby Colchester Severalls Business Park.
- Large areas of tarmac would lead to water run-off and flood risk problems.
- Heavy traffic and congestion on local roads would have a detrimental impact on the rural character of the village. Increased traffic would also negatively impact on neighbouring villages, especially Dedham, Stratford St. Mary, East Bergholt, Ardleigh and Boxted. Intensification of traffic would conflict with the National Cycle Network routes about Langham.
- There has been no impact assessment of traffic with regard to air and noise pollution / the proposals would lead to significant increases in pollution.
- Concerns that heavy traffic and the lack of pavements would make the village dangerous for pedestrians, especially children. Recent accident in Park Lane.
- Local roads are unsuitable for buses. Lack of suitable bus priority routes towards / into Colchester. No opportunities to create bus lanes.
- Road layout constraints give rise to safety concerns regarding slow moving traffic and buses entering / exiting fast moving traffic on the A12.
- The proposal would not reduce the number of access slips to the A12, as is suggested in the developers research, any reduction is predicated on the petrol station moving rather than this development per se.
- The proposed location for traffic lights is dangerous and poorly conceived.
- The proposed housing developments would further increase congestion and road safety problems.

Many of the representations expressed support for Cuckoo Farm as a more appropriate location for a park & ride facility.

Miscellaneous

The Highways Agency provide detailed comments relating to the proposed alternative sites at Langham. They state that this proposal could have a major impact on the Trunk Road network and would require alteration to the A12 junction. The existing A12 junction is sub-standard and therefore the Highways Agency is unlikely to favour development unless it is linked with a new junction arrangement. If a new junction was to be provided to current

standards it would represent 'betterment' with respect to this existing situation and therefore could be regarded as favourable in Highways terms. However, there is a general lack of sustainability in promoting new office-based employment in an out of town location. In addition a park and ride at this location is likely to attract users coming southbound from the Ipswich area and as such the A12 junction improvement proposed would not benefit the majority of people wishing to use this facility, which might require improvement to the Birchwood Road junction. These improvements are likely to benefit any employees located on the business use site.

Alternative Site 4 - St Botolph's Farm, Braiswick, Colchester
Residential use. Sigma Planning Services on behalf of Rydon Homes Ltd.

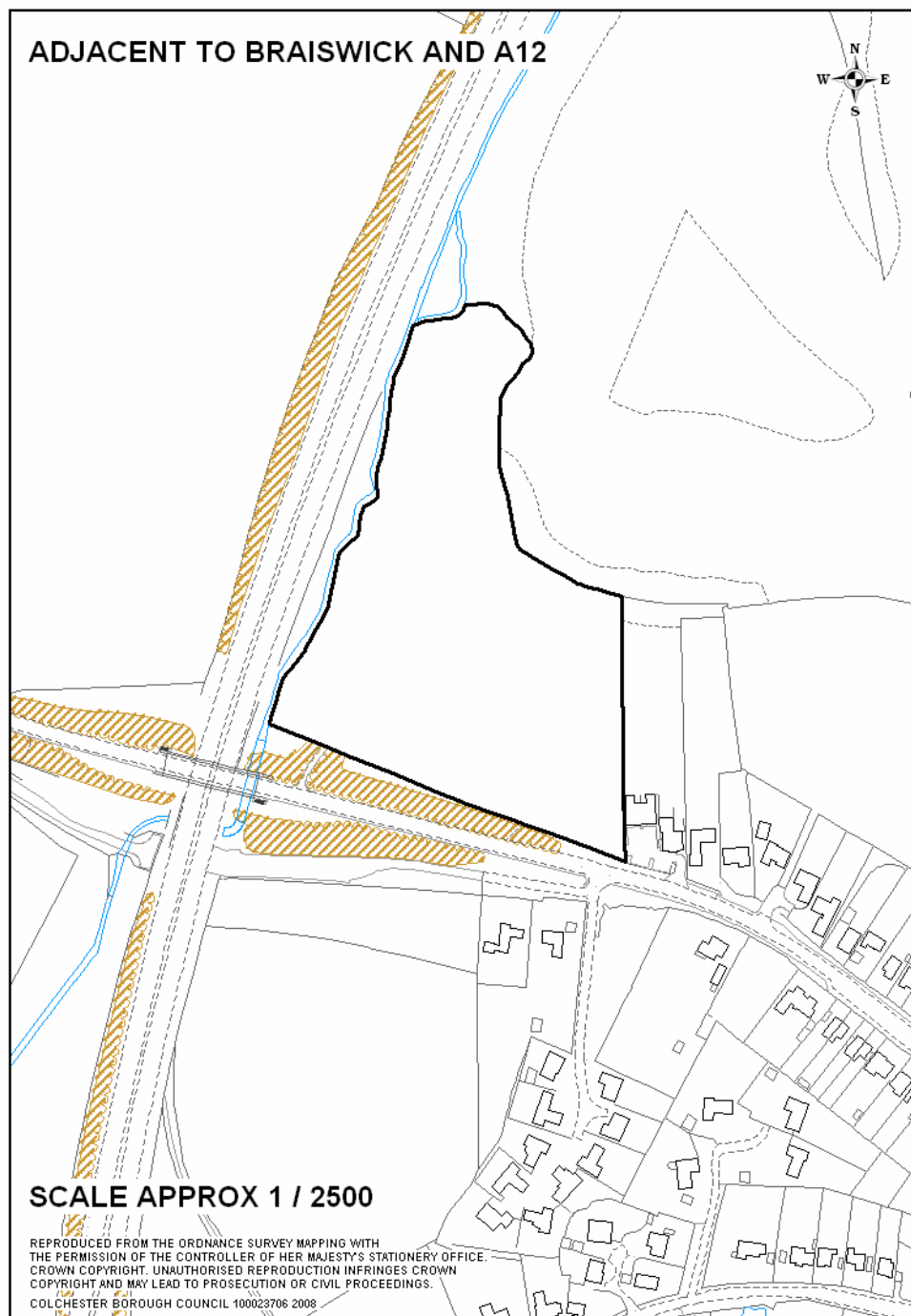
Core Strategy Rep. No. 0041/380

8 representations received

Support 0

Object 6

Miscellaneous 2



Summary of representations

Alternative Site 4 - St Botolph's Farm, Braiswick

Summary

Representations received generally object to the development of this site. Issues raised in representations included that it is inappropriate for the Core Strategy to identify specific sites, that brownfield or other allocated land should be used in preference to this Greenfield site, and that other Greenfield sites offer more sustainable alternatives than the land at St Botolph's Farm due to poor accessibility and lack of nearby facilities. The western part of the site is at risk of flooding, and the site is in close proximity to areas of ecological and wildlife importance.

Supporters

No representations were received in support of this site.

Objectors

Objections were received from Essex County Council, the Environment Agency, Mersea Homes / Countryside Properties, Royal London Asset Management Ltd., Commerical Estates Group Ltd, and West Property Management.

Essex County Council object on policy grounds relating to the status of the B1508 in terms of Highways Development Control Policies and the Functional Route Hierarchy. Also the site is not easily accessed using more sustainable modes of transport and therefore is likely to increase trips being made using the private car.

The Environment Agency object as the Western edge of the site falls within Flood Zones 2 and 3.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals as set out by PPS12 (para 2.12).

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising Greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Commerical Estates Group Ltd and West Property Management object to the site as they do not consider the land at Braiswick as a sustainable alternative when compared to other Greenfield alternatives. The site is not easily accessible by means other than private car, there is a lack of community/retail

facilities within walking distance, and the land at Braiswick lies within an Area of Landscape Character Importance. The close proximity to the River Colne and Botolphs Bridge could make the site liable to flood risk.

Miscellaneous

Natural England highlight the potential impact of residential development on the site on the Local Wildlife Site immediately south of the B1508. There are also records of Otter (a European Protected Species) using St Botolph's Brook, which flows along the western boundary of the development site. Any future planning application would need to demonstrate that potential ecological impacts have been adequately assessed and mitigated for.

The Highways Agency note that the closest Trunk Road junction would be the Spring Lane roundabout, and given the location of the site and its proximity to the town centre it is believed that a large amount of traffic will become diluted by time it reaches the interchange. Therefore any impact on the trunk road network would be minor.

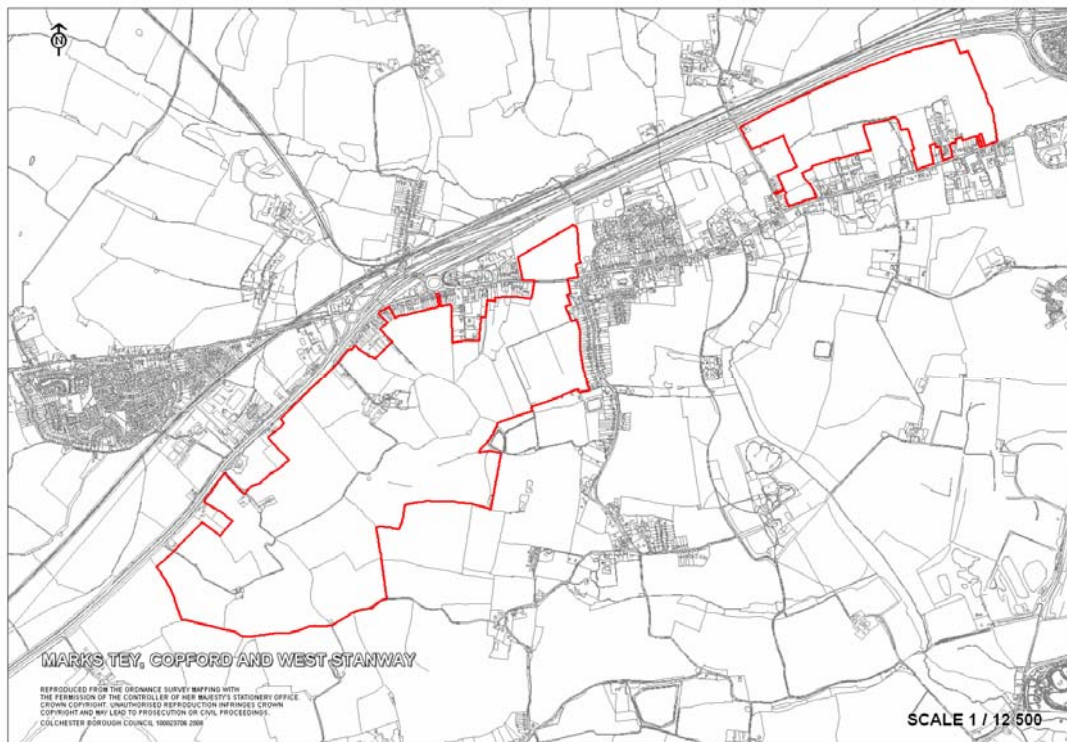
Alternative Site 5 - Marks Tey and Stanway

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

Core Strategy Rep. No's. 0043/239 & 232

15 representations received

Support	1
Object	12
Miscellaneous	2



Summary of representations

Alternative Site 5 - Marks Tey and Stanway

Summary

The large majority of representations received object to the development of these sites. Flood risk, inadequate road infrastructure, development of greenfield sites in preference to brownfield, loss of open space, the lack of need for major Greenfield development at this time and the poor sustainability of the proposals were all raised as concerns by objectors. The sites also include significant historic environment designations and would require further archaeological assessment. One representation was in support of the development.

Supporters

Indigo Planning (on behalf of Sainsbury's Stores Ltd.) support the identification of alternative sites 5, 6, and 7 for future long term housing growth in the Stanway and Marks Tey area. They consider that a proposed new Sainsbury's store at Stanway should form the basis of a district centre to serve existing and new housing in the area.

Objectors

Objections were received from Essex County Council, the Environment Agency, English Heritage, Colchester Borough Councillor Richard Gower, Marks Tey Parish Council, Stanway Parish Council, Marks Tey Consortium, Mersea Homes / Countryside Properties, and Royal London Asset Management Ltd. There were two objections from individuals.

Essex County Council object to the sites at Marks Tey and at Stanway. They are likely to increase trips being made by private car rather than sustainable modes of transport, they are not in close proximity to the town centre or key local services and it is likely they would not be able to provide high quality high frequency public transport links to the town centre and key local services. For both of these sites Essex County Council also object on policy grounds relating to the status of the B1408 in terms of Highways Development Control Policies and the Functional Route Hierarchy. The Highways Agency may also be concerned regarding these sites exacerbating the existing capacity problem on the A120 Trunk Road through Marks Tey.

The Environment Agency object as both sites fall within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone. The Southern edge of site (TL9112122462) falls within Flood Zones 2 and 3.

English Heritage object as the site includes significant historic environment designations. Two grade II* listed buildings and a grade I church lie within, or adjacent to, the sites proposed by alternative site 5. Alternative sites 5, 6 and 7 are all in proximity to the Roman Road and there is a need for archaeological assessment.

Councillor Richard Gower objects to the proposed site at Marks Tey to the South of the London Road and A12. The existing road infrastructure would be unable to handle the additional traffic, it is difficult to see how access and egress could be satisfactorily created, and the existing slip road from the B1408 to the A12 is already heavily used. There are no defensible boundaries either along the A12 or towards Easthorpe which would inevitably lead to further expansion.

Marks Tey Parish Council object to alternative sites 5, 6 and 7. The Council is of the opinion that preparations for major local development are premature in the light of existing traffic management on the A120 and A12. Smaller scale development on suitable sites would be more appropriate.

Stanway Parish Council object the proposed sites at Marks Tey & Stanway on the grounds of access and egress, and the impact on residents with severe traffic congestion and the loss of open land and possible mineral rights.

Marks Tey Consortium object to all of the alternative site proposals in the locality of Marks Tey as they concern the possibility of development on largely Greenfield land as an alternative to the primarily brownfield led development approach set out in the Core Strategy. The form, scale, location and timing of such development proposals is fundamentally wrong in every respect. They are not supported in the East of England Plan, are of a scale that cannot be justified in relation to the Council's Core Strategy proposals, the location fails to take any proper account of the potential opportunities for development to secure substantial regional transport infrastructure, and are wholly inappropriate at this time. To include the alternative site proposals in the Core Strategy in lieu of the current proposals would result in the Strategy becoming unsound in relation to PPS12.

Mersea Homes / Countryside Properties submitted a representation objecting to the alternative sites proposed at Marks Tey and Stanway. They object on the grounds that there is no basis for suggestions that the development of spatial policy in the Core Strategy is unsound or unsubstantiated. There are considerable disbenefits to focussing development at Marks Tey, rather than in urban extensions to Colchester itself, and there are considerable disbenefits to a spatial strategy which identifies Marks Tey and Stanway as a major focus for growth. There are specific constraints to development at Marks Tey, including access and transportation, and unsurmountable physical problems preventing the master planning of a sustainable community. There are no grounds for considering that the alternative proposals provide a sound basis for spatial planning and that sustainability issues have been comprehensively assessed.

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising Greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been

fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Representations from two other objectors state that the roads in the area are already congested and are not adequate to cope with the additional traffic generated by this proposal. They also point out that Colchester is already close to delivering its regional housing target making proposals for further expansion onto Greenfield land premature given that the case for more housing is unproven.

Miscellaneous

Martin Winter, Archaeological Officer, at Colchester Borough Council notes that the large tracts of land proposed as alternative sites in Marks Tey & Stanway would need evaluating in archaeological terms. No such fieldwork has been conducted in these areas.

The Highways Agency state that the proposals at Stanway would require a detailed review to see what impact they would have on the Eight Ash Green junction and the impact and appropriateness of a new slip road onto the A12. The proposals within Marks Tey would see a significant increase in the number of dwellings and commercial land and therefore the impact on the trunk road could be significant, however it is suggested that the Highways Agency could accommodate such development if sufficient infrastructure enhancements were linked to the proposed A120 Braintree – Marks Tey improvements, which are currently planned by the Highways Agency. Any development of this scale would require a more detailed review and modelling process to ensure that the proposals would not be detrimental to the trunk road. The expectation would be that a lot more infrastructure would be required to support a development this big other than just the A120 Braintree – Marks Tey scheme. The Transport Appraisal provided in support of the proposal has not been reviewed.

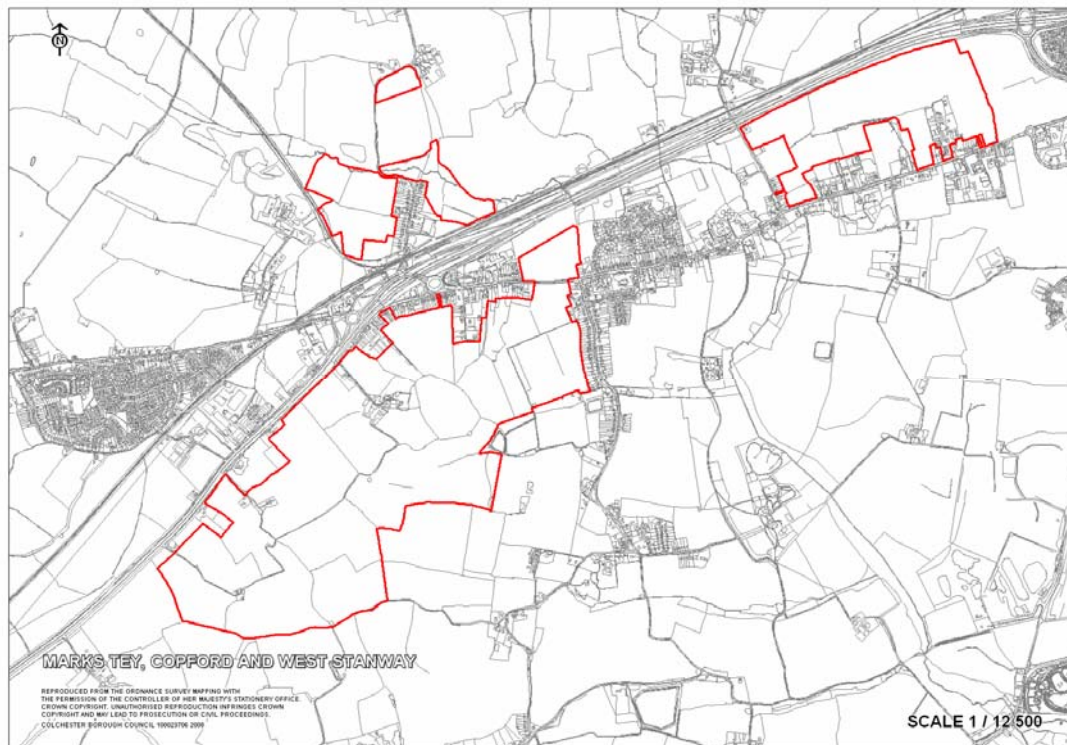
Alternative Site 6 - Marks Tey and Stanway

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.

Core Strategy Rep. No. 0044/233

18 representations received

Support	1
Object	15
Miscellaneous	2



Summary of representations

Alternative Site 6 - Marks Tey and Stanway

Summary

As these alternative sites cover some of the same areas of land as alternative site 5, the representations received cover similar issues to those outlined in the previous section. Flood risk, inadequate road infrastructure, development of greenfield sites in preference to brownfield, loss of open space, the lack of need for major Greenfield development at this time and the poor sustainability of the proposals are all again raised as concerns by objectors. In addition to these issues, higher levels of flood risk, site access and connectivity problems, the potential for harm on a SSSI, and the loss of larger areas of unspoilt countryside were raised as specific issues for this site. Alternative site 6 also includes a higher number of historic environment designations and would require further archaeological assessment.

Supporters

Indigo Planning (on behalf of Sainsbury's Stores Ltd.) support the identification of alternative sites 5, 6, and 7 for future long term housing growth in the Stanway and Marks Tey area. They consider that the proposed new Sainsbury's store at Stanway should form the basis of a district centre to serve existing and new housing in the area.

Objectors

Objections were received from Essex County Council, Natural England, the Environment Agency, English Heritage, Colchester Borough Councillor Richard Gower, Marks Tey Parish Council, Stanway Parish Council, Marks Tey Consortium, Mersea Homes / Countryside Properties, Royal London Asset Management Ltd. and five other individual objectors.

Essex County Council object to the sites at Marks Tey and at Stanway. Although not far from Marks Tey station, the sites are more easily accessed via the principal highway network and therefore are likely to increase trips being made by private car rather than sustainable modes of transport. The sites are not in close proximity to the town centre or key local services and it is likely they would not be able to provide high quality high frequency public transport links to the town centre and key local services. For the sites South of the A12 Essex County Council object on policy grounds relating to the status of the B1408 in terms of Highways Development Control Policies and the Functional Route Hierarchy. The Highways Agency may also be concerned regarding these sites exacerbating the existing capacity problem on the A120 Trunk Road through Marks Tey. Essex County Council also note that site number 6 partially encompasses the brickworks at Church Lane, Marks Tey which should be safeguarded from development in accordance with Government policy and that the proposed development of the site would sterilise the clay resource. Further information is provided in an appendix to the representation.

Natural England object to this alternative site as the proposal appears to impinge directly on land currently designated as Marks Tey Brickpits SSSI. Natural England will object in principle to any application within these suggested boundaries, unless or until an applicant can demonstrate that there will be no detrimental impacts on the SSSI.

The Environment Agency object as parts of the sites centred on TL9163724396 fall within Flood Zones 2 and 3, including potentially functional flood plain. The sites fall within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

English Heritage object stating that the site includes significant historic environment designations. Two grade I churches, a schedule monument (Brick Kiln Tile Works), and two grade II* listed buildings lie within, or adjacent to, the sites proposed by alternative site 6. Alternative sites 5, 6 and 7 are all in proximity to the Roman Road and there is a need for archaeological assessment.

Councillor Richard Gower objects as the existing road infrastructure would be unable to handle the additional traffic, it is difficult to see how access and egress could be satisfactorily created, and the existing slip road from the B1408 to the A12 is already heavily used. There are no defensible boundaries either along the A12 or towards Easthorpe which would inevitably lead to further expansion. The proposed area north of the railway line can only be accessed via a very inadequate railway bridge. The road infrastructure is inadequate and there is a history of flooding in parts of the sites.

Marks Tey Parish Council object to alternative sites 5, 6 and 7. The Council is of the opinion that preparations for major local development are premature in the light of existing traffic management on the A120 and A12. Smaller scale development on suitable sites would be more appropriate.

Stanway Parish Council object the proposed sites at Marks Tey & Stanway on the grounds of access and egress, and the impact on residents with severe traffic congestion and the loss of open land and possible mineral rights.

Marks Tey Consortium object to all of the alternative site proposals in the locality of Marks Tey as they concern the possibility of development on largely Greenfield land as an alternative to the primarily brownfield led development approach set out in the Core Strategy. The form, scale, location and timing of such development proposals is fundamentally wrong in every respect. They are not supported in the East of England Plan, are of a scale that cannot be justified in relation to the Council's Core Strategy proposals, the location fails to take any proper account of the potential opportunities for development to secure substantial regional transport infrastructure, and are wholly inappropriate at this time. To include the alternative site proposals in the Core Strategy in lieu of the current proposals would result in the Strategy becoming unsound in relation to PPS12.

Mersea Homes / Countryside Properties submitted a representation objecting to the alternative sites proposed at Marks Tey and Stanway. They object on the grounds that there is no basis for suggestions that the development of spatial policy in the Core Strategy is unsound or unsubstantiated. There are considerable disbenefits to focussing development at Marks Tey, rather than in urban extensions to Colchester itself, and there are considerable disbenefits to a spatial strategy which identifies Marks Tey and Stanway as a major focus for growth. There are specific constraints to development at Marks Tey, including access and transportation, and unsurmountable physical problems preventing the master planning of a sustainable community. There are no grounds for considering that the alternative proposals provide a sound basis for spatial planning and that sustainability issues have been comprehensively assessed.

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising Greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Representations from five other objectors state that the proposed sites include Roman River which is prone to flooding. The roads in the area are already congested and are not adequate to cope with the additional traffic generated by this proposal. Vehicle access over the railway bridge at Marks Tey station and other transport links are totally inadequate. The proposals are ribbon development that will create a linear town. They also point out that Colchester is already close to delivering its regional housing target making proposals for further expansion onto Greenfield land premature given that the case for more housing is unproven. Any development would harm unspoilt countryside and there would be a loss of wildlife habitat.

Miscellaneous

Martin Winter, Archaeological Officer, at Colchester Borough Council notes that the large tracts of land proposed as alternative sites in Marks Tey & Stanway would need evaluating in archaeological terms. No such fieldwork has been conducted in these areas.

The Highways Agency's comments relating to development at Marks Tey and Stanway are detailed in the alternative site 5 section above.

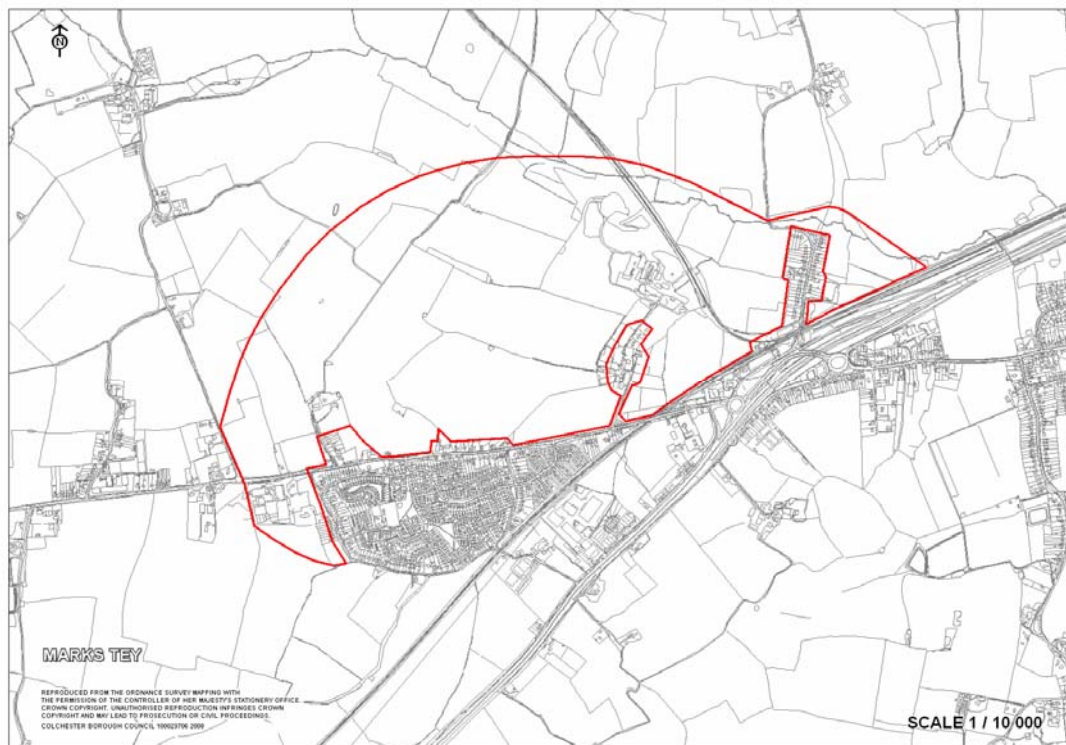
Alternative Site 7 - Land at Marks Tey

Residential, employment, schools, local centre, country park, station improvements. Marguerite Livingstone Associates.

Core Strategy Rep. No. 0056/235

20 representations received

Support	1
Object	17
Miscellaneous	2



Summary of representations

Alternative Site 7 - Land at Marks Tey

Summary

The majority of representations received object to the development of this site. Overall settlement sustainability, whether a development of this scale is currently required, the use of greenfield rather than brownfield land, flood risk, potential impacts on a scheduled monument & SSSI, transportation and road infrastructure, land ownership, landscape character, and loss of employment, farmland and wildlife habitats were some of the most common concerns raised by objectors. The site includes significant historic environment designations and would require further archaeological assessment.

Supporters

Indigo Planning (on behalf of Sainsbury's Stores Ltd.) support the identification of alternative sites 5, 6, and 7 for future long term housing growth in the Stanway and Marks Tey area. They consider that the proposed new Sainsbury's store at Stanway should form the basis of a district centre to serve existing and new housing in the area.

Objectors

Objections were received from Essex County Council, Natural England, the Environment Agency, English Heritage, Colchester Borough Councillor Richard Gower, Marks Tey Parish Council, Marks Tey Consortium, Mersea Homes / Countryside Properties, Royal London Asset Management Ltd., Commercial Estates Group Ltd., West Property Management, and six other individual objectors.

Essex County Council object on a number of grounds. Although not far from Marks Tey Rail Station, the site is more easily accessed via the principal highway network and therefore is likely to increase trips being made by private car. The site is not in close proximity to the town centre or key local services and it is likely it would not be able to provide high quality high frequency public transport links to the town centre and key local services. The site fully encompasses the brickworks at Church Lane which should be safeguarded from development in accordance with government policy and the proposed development of the site would sterilise the clay resource. Further information is provided in an appendix to the representation.

Natural England object to this alternative site as the proposal appears to impinge directly on land currently designated as Marks Tey Brickpits SSSI. Natural England will object in principle to any application within these suggested boundaries, unless or until an applicant can demonstrate that there will be no detrimental impacts on the SSSI.

The Environment Agency object as parts of the north east of the site fall within Flood Zones 2 and 3, including potentially functional flood plain. The sites fall

within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

English Heritage object stating that the site includes significant historic environment designations. Two grade I churches, a schedule monument (Brick Kiln Tile Works), and two grade II* listed buildings lie within, or adjacent to, the sites proposed by alternative site 7. Alternative sites 5, 6 and 7 are all in proximity to the Roman Road and there is a need for archaeological assessment.

Councillor Richard Gower objects as the proposed area north of the railway line can only be accessed via a very inadequate railway bridge. The road infrastructure is inadequate and there is a history of flooding in parts of the sites. The development area north of the A120 includes a SSSI. It would lead to loss of local jobs at the brickworks, lorry repair facility and wood yard. There are no defensible boundaries and the area crosses Tey Brook. The area south of the A120 also has no defensible boundaries, will do nothing to enhance the area, and result in loss of employment. The A120 is totally inadequate to handle the vast amount of traffic that would be generated.

Marks Tey Parish Council object to alternative sites 5, 6 and 7. The Council is of the opinion that preparations for major local development are premature in the light of existing traffic management on the A120 and A12. Smaller scale development on suitable sites would be more appropriate.

Marks Tey Consortium object to all of the alternative site proposals in the locality of Marks Tey as they concern the possibility of development on largely Greenfield land as an alternative to the primarily brownfield led development approach set out in the Core Strategy. The form, scale, location and timing of such development proposals is fundamentally wrong in every respect. They are not supported in the East of England Plan, are of a scale that cannot be justified in relation to the Council's Core Strategy proposals, the location fails to take any proper account of the potential opportunities for development to secure substantial regional transport infrastructure, and are wholly inappropriate at this time. To include the alternative site proposals in the Core Strategy in lieu of the current proposals would result in the Strategy becoming unsound in relation to PPS12.

Mersea Homes / Countryside Properties object to the alternative site at Marks Tey on a number of grounds. There is no substantiation of claims that the spatial policy set out in the Core Strategy is unsound or not supported by necessary evidence. There are no grounds for considering that the alternative proposals provide a sound basis for spatial planning and sustainability issues have been comprehensively assessed. There are specific constraints to development at Marks Tey, including access and transportation, and fundamental geographic issues which prevent the proper master planning of a sustainable community.

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising Greenfield land for residential development, when there is

adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Commercial Estates Group Ltd. and West Property Management concur with the general view that development at Marks Tey would represent a sustainable opportunity and that it has not been properly tested within the context of the submitted Core Strategy, but object to alternative site 7 as they do not consider the site to be the most suitable land for development within the settlement of Marks Tey. Land ownership, landscape character considerations, and the location of a scheduled monument and SSSI, are all highlighted as potential problems. It is argued the site is less well connected to the station and the existing village than alternative sites no. 5 and 6 (CS representations 0043/239 + 232 and 0044/233).

Representations from six other objectors highlight a number of issues. This is a major development but not large enough to be economically self-sufficient or sustainable. Such a development would undoubtedly impact on the traffic into and amenity resources of Colchester and would create more pressure for development on the area between. The road infrastructure is totally inadequate, including access over the railway bridge at Marks Tey station and links to the A12. The A120 being particularly overcrowded and until it is upgraded no expansion should be contemplated. Colchester is already close to delivering its regional housing target making proposals for further expansion onto Greenfield land premature given that the case for more housing is unproven. The proposals would also result in loss of farm land, overstretch local public services, and have a negative impact on the existing community. The proposed development area includes the Roman River which is prone to flooding (recent photographs available) and would harm unspoilt countryside. There will be a major loss of wildlife habitats, including owl & nightingale sites.

Miscellaneous

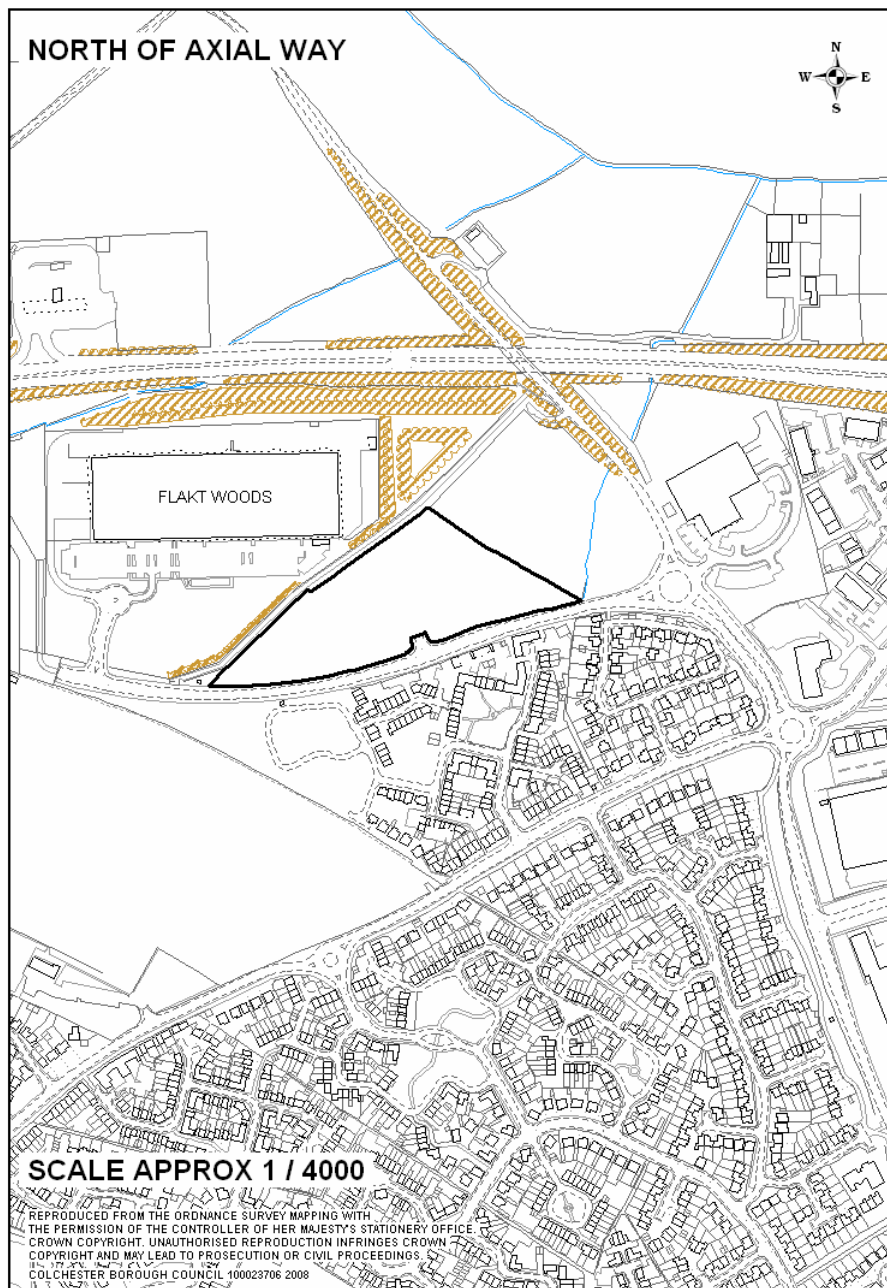
Martin Winter, Archaeological Officer, at Colchester Borough Council notes that the large tracts of land proposed as alternative sites in Marks Tey & Stanway would need evaluating in archaeological terms. No such fieldwork has been conducted in these areas.

The Highways Agency note that the proposals could have a significant impact on the trunk road network, however it is suggested that the Highways Agency could accommodate such development if sufficient infrastructure enhancements were linked to the proposed A120 Braintree – Marks Tey improvements. Any development of this scale would require a more detailed review and modelling process to ensure that the proposal would not be detrimental to the trunk road. A park and ride site at this location would perhaps be too far out of Colchester Town Centre and therefore the travel time would not be attractive for commuters or shoppers and therefore the

credibility of this element would have to be robustly demonstrated. The Highways Agency question the sustainability of this site.

Alternative Site 8 - Axial Way, North Colchester
Part of employment zone for residential use. Tribal MJP on behalf of
Royal London Asset Management Ltd.
Core Strategy Rep. No. 0061/236

7 representations received	
Support	0
Object	5
Miscellaneous	2



Summary of representations

Alternative Site 8 - Axial Way, North Colchester

Summary

The majority of representations received object to the development of this site. Issues raised include the impacts of the loss of land designated for employment use and that such a loss would not comply with local and regional policies, that the Core Strategy should not be identifying site specific proposals and that the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Supporters

No representations were received in support of this site.

Objectors

Objections were received from the Environment Agency, Myland Parish Council, Mersea Homes / Countryside Properties, Commercial Estates Group Ltd. and West Property Management.

The Environment Agency object as the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Myland Parish Council object to the development of this site, stating that the land is already valued as a future provider of local employment in Mile End. The massive house building programme in Mile End means all land designated for employment land is needed, as required by Adopted Local Plan and Borough Council policies, PPS1 and Policy E2 of the East of England Plan. The loss of local employment land would increase car journeys to employment elsewhere and new house building will further increase the shortage of local employment opportunities. An evidence document is attached to the representation stating how the residential development of this site would not comply with the Colchester 2020, Little Book: Big Facts, the Adopted Review Colchester Local Plan (2004), PPS1, the Centres and Employment Topic Paper (CBC, Nov 2007), and the Core Strategic Submission Document.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals as set out by PPS12 (para 2.12).

Commercial Estates Group Ltd. and West Property Management object stating that employment zones such as that at North Colchester ought to be retained for such a use and to accommodate business development such as warehousing and industry which will benefit from access to the strategic road network. They support Policy CE3 of the submitted Core Strategy which promotes employment zones to accommodate business developments that are not suited to mixed use centres.

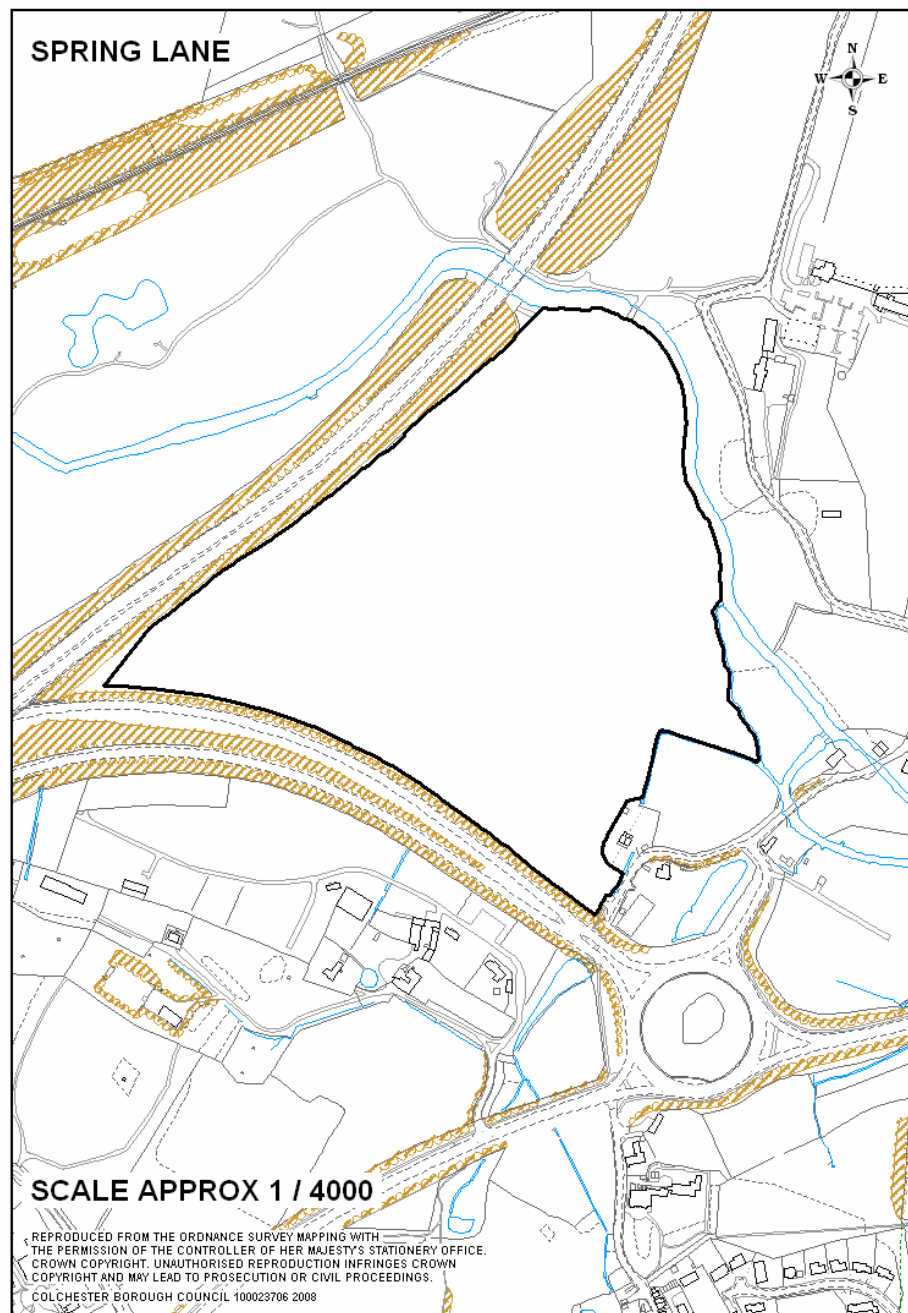
Miscellaneous

Essex County Council state that in highway and transportation terms this site would represent a sustainable site for a range of uses. It is easily accessed using more sustainable modes of transport such as public transport, cycling and walking, and therefore is unlikely to significantly increase trips being made using the private car. The particular use of the site would depend upon other planning considerations.

The Highways Agency note that traffic from this site could impact on the A12/A120 interchange (junction 29) and could also potentially impact the planned junction 28 when it is built. However, as the site is already allocated as employment use it is believed that switching its allocation to residential use would not be of much concern to the Highways Agency. It is deemed that this development could have a minor impact on the trunk road.

Alternative Site 9 - Spring Lane, Colchester
Park and Ride site. Lawson Planning Partnership Ltd on behalf of
Lanswood Ltd.
Core Strategy Rep. No. 0062/237

14 representations received	
Support	1
Object	10
Miscellaneous	3



Summary of representations

Alternative Site 9 – Spring Lane, Colchester

Summary

Most of the representations received object to the development of the site. Commonly raised concerns include flood risk, loss of valued countryside and visual harm, and that Spring Lane / Bakers Lane are inappropriate for access to the site and the associated increased levels of traffic. There was also concern regarding access to the A12 and the increased likelihood of road accidents. A Local Wildlife Site covers the River Colne in this area, and there are likely to be sites of archaeological interest in the area.

Supporters

Lawson Planning Partnership Ltd. (agents for the Representor) support this site on the grounds that it has clear deliverability and sustainability merits as a park & ride site. They state that this is explained in more detail in their previous representations.

Objectors

Objections were received from Essex County Council, the Environment Agency, Colchester Borough Councillor Sonia Lewis, Commercial Estates Group Ltd., West Property Management and five other individual objectors.

Essex County Council object to this site stating it is not viable for a park & ride that serves Colchester when assessed against a number of technical considerations that are pivotal to the successful delivery and operation of a park & ride scheme. These technical criteria include access to the strategic road network, distance from a strategic junction, distance from the town centre, potential users, potential bus route, financial implications and potential to cater for up to 1000 parking spaces.

The Environment Agency object as the North East part of the site falls within Flood Zones 2 and 3, including potentially functional flood plain. The site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Councillor Sonia Lewis objects to the development of this site on a number of grounds. There is no suitable access, Bakers/Spring Lane is a country lane with weight restricted bridges and sharp bends. No traffic could use the park & ride from North Colchester. There is no direct route to the A12, and there are accident records on the A12 Slip Road and Spring Lane roundabout. The site is within a Countryside Conservation and Flood area.

Commercial Estates Group Ltd. and West Property Management object to this alternative site, contending that development of land at Spring Lane would represent a harmful visual intrusion and be liable to flood. Land at Stanway, at Wyvern Farm (part of proposals under 0043/233) remains a suitable location

for a park and ride facility. There are no environmental constraints to the development of Wyvern Farm as a park and ride facility. A strong case is being made for a comprehensive scheme comprising park and ride as well as employment and housing at Wyvern Farm in the short term.

Representations were received from five other individual objectors. Whilst many expressed support for the establishment of park and ride schemes in Colchester, respondents state that this is not the correct place for a park and ride site. Issues raised include that the site is a Countryside Conservation Area and Area of Landscape Character Importance. There was concern that development could create a precedent for future development in the Colne Valley / Countryside Conservation Area. The site abuts the River Colne and associated SINC and hence is of ecological value which requires protection. The site is also in the River Colne flood plain and hard surfaces would lead to accelerated run off and damage this natural process. Many respondents stated that the proposed development is on a visually prominent site that currently provides an unspoilt entrance to the town, that a park and ride scheme on land adjacent to existing residential dwellings is inappropriate, and that the site is too close to the town centre to provide enough incentive for people to use the park and ride scheme. It was also stated that any park and ride should conform to an overall Borough plan not be developed in isolation.

Many respondents state that the proposed access off Spring Lane is narrow and wholly inappropriate for cars and buses. The proposal would encourage the use of Bakers Lane which does not have capacity for significant traffic flows and is subject to weight limits. There was also concern that traffic vibrations would cause damage to the earthworks of the original 15th Century Mill at the edge of The Millhouse property, Spring Lane. It was stated that Spring Lane roundabout is a site of regular accidents and increased traffic would increase the likelihood of accidents. Future enhancement of the A133 Avenue of Remembrance is seen as controversial and some respondents believe there is unlikely to be sufficient support for bus priority lanes. There was general support for the site promoted by the Council at Cuckoo Farm, with representations stating the site represents a more suitable proposal in planning terms.

Miscellaneous

The Highways Agency state that whilst the close proximity to the Trunk Road and the town centre is a benefit for this site, it should be noted that junction 28 (Spring Lane Interchange) only has southbound slip roads and therefore vehicles will not be able to access the site to/from the north of Colchester without potentially going through the Eight Ash Green Interchange. This would increase the amount of U-turns seen at the Eight Ash Green junction and create additional trips on the trunk road network. Any proposal at this location should be reviewed thoroughly and mitigation measures considered. Until such a review has been conducted it is deemed that this development could have a major impact on the Trunk Road network. This transport assessment submitted alongside this representation has not been assessed as part of this review.

Natural England comment that the proposed development runs alongside the River Colne which is a Local Wildlife Site. Whilst not opposing the development in principle, they would expect a consideration of potential ecological impacts on the river and the river corridor, and proposals for mitigation measures if appropriate, to form an integral part of any application put forward on the site.

Martin Winter, Archaeological Officer, at Colchester Borough Council notes that there are Cropmarks of possible / probable archaeological interest recorded in this area, off Spring Lane. The existing access route probably crosses the site of the mill pond and/or mill complex. A mill has been recorded here since the 14th Century.

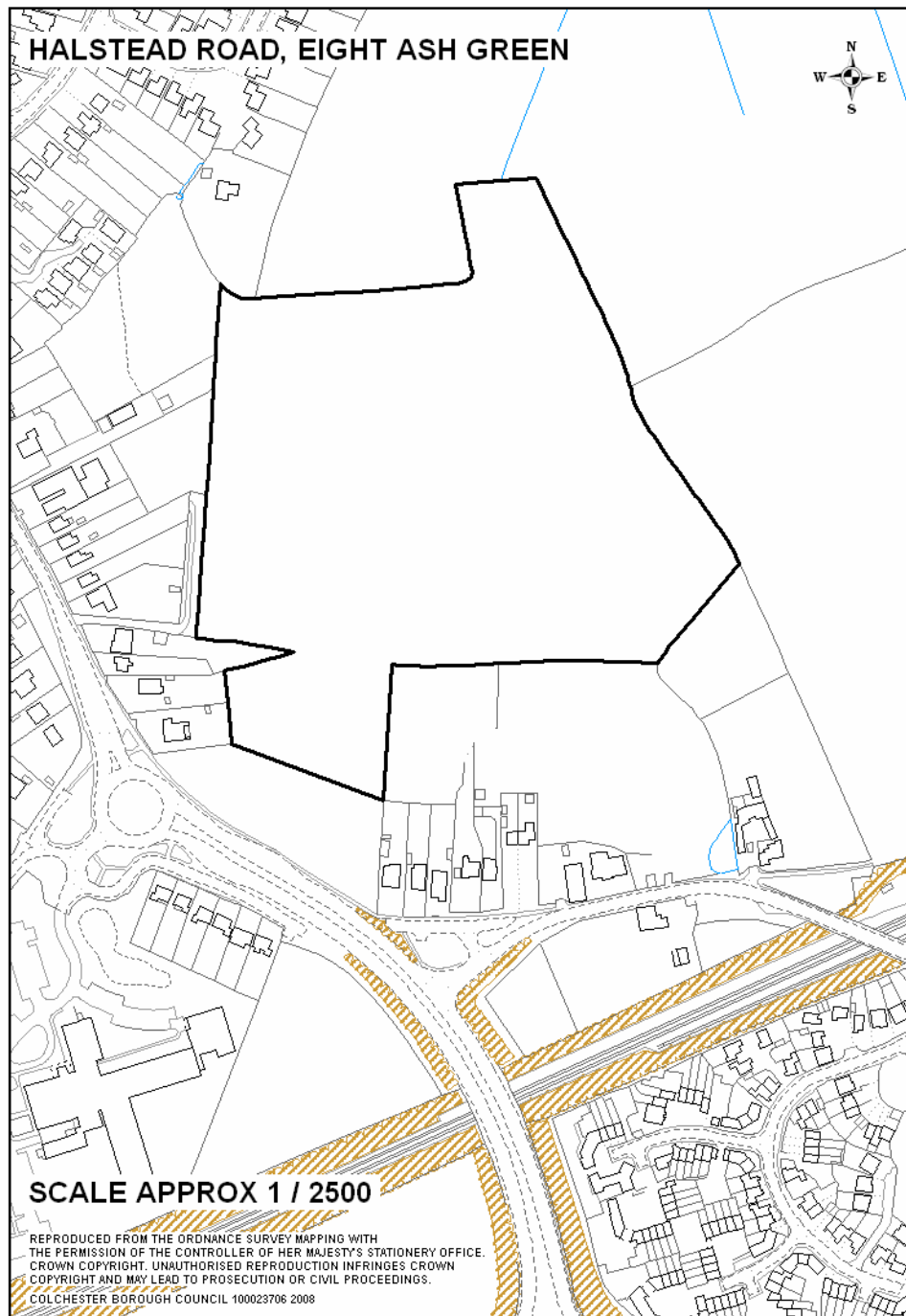
Alternative Site 10 - Halstead Road, Eight Ash Green
Residential development. Plater Claiborne
Core Strategy Rep. No. 0063/371

9 representations received

Support 0

Object 7

Miscellaneous 2



Summary of representations

Alternative Site 10 – Halstead Road, Eight Ash Green

Summary

Representations received generally object to the development of this site. Concerns raised include the sustainability of additional development in Eight Ash Green, the use of Greenfield land in preference to brownfield land, that it is not the role of the Core Strategy to identify site specific proposals, the potential for harm to the rural character of the area and coalescence of settlements, and that the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone. There are also archaeological considerations for any development in this area.

Supporters

No representations were received in support of this site.

Objectors

Objections were received from Essex County Council, the Environment Agency, Mersea Homes / Countryside Properties, Royal London Asset Management Ltd., Commercial Estates Group Ltd., West Property Management and one other individual objector.

Essex County Council object as the site is not easily accessed using more sustainable modes of transport and there is likely to increase trips being made using the private car. Although it is not clear how the site will be accessed, it is likely to be off the A1124 and therefore there would be an objection on policy grounds relating to the status of the A1124 in the Highways Development Control Policies and the Functional Route Hierarchy. The Highways Agency may also be concerned regarding the site's possible impact on highway capacity at the A12/A1124 junction.

The Environment Agency object as the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals as set out by PPS12 (para 2.12).

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising Greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Commercial Estates Group Ltd. and West Property Management object as they do not consider the Land at Halsted Road, Eight Ash Green to be a sustainable development site. They concur with the need to balance growth around Colchester, but contend that eminently more sustainable areas of growth exist to the west of Colchester at Stanway and Marks Tey (Representations 0044/233). Eight Ash Green is by comparison, a relatively remote village with poor access other than by private car. There may be problems of access associated with this site.

One other individual objector regards the land at Eight Ash Green to be unsuitable for development due to its important rural setting, role in maintaining separation between Eight Ash Green and Stanway, and considerable distance from the Primary School and Village Shop at Wood Lane.

Miscellaneous

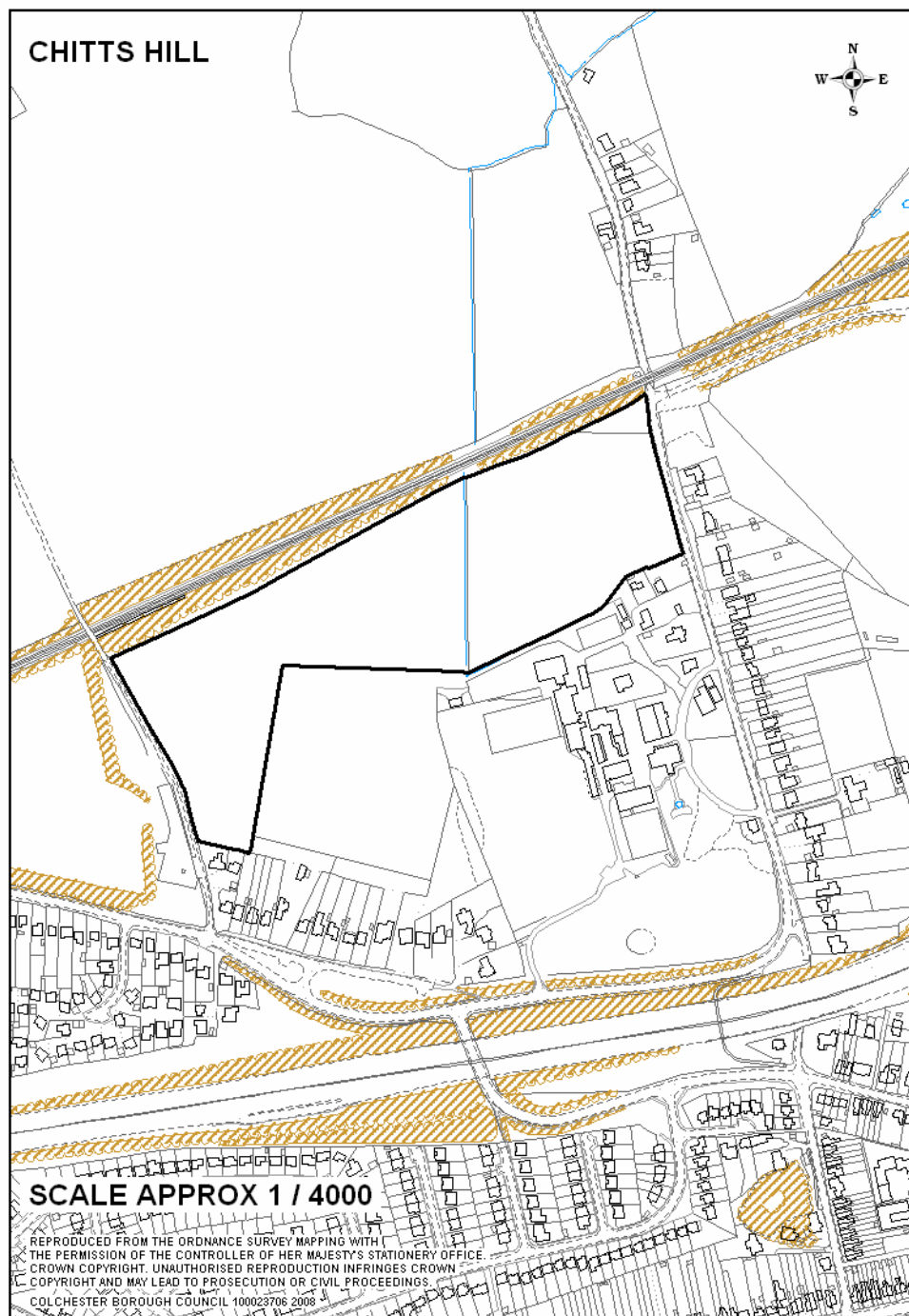
The Highways Agency state that it is not clear at this stage how many dwellings are proposed but given the amount of development proposed in and around the Stanway area any proposals should be supported by a transport assessment and the Highways Agency should be consulted. Until further details have been supplied it is deemed that this proposal could have a major impact on the trunk road network.

Martin Winter, Archaeological Officer, at Colchester Borough Council notes that a Roman masonry wall is recorded from this locality. Cropmarks are also present in the area.

Alternative Site 11 - Chitts Hill, Colchester
Residential development. Barton Wilmore on behalf of Gladedale Group.
Core Strategy Rep. No. 0066/365

13 representations received

Support	1
Object	9
Miscellaneous	3



Summary of representations

Alternative Site 11 – Chitts Hill, Colchester

Summary

Representations in support, objection and miscellaneous comments were all received for this site. The majority of representations received objected to the development of the site. Concerns raised include that the site does not represent a sustainable alternative ahead of other sites, that it is utilizing Greenfield land in preference to brownfield, that it contributes to the expansion of Colchester towards outlying settlements, and that it is not appropriate for the Core Strategy to identify site specific proposals. The site falls within a minor aquifer and there are concerns regarding the impact of local wildlife and traffic. The site is adjacent to a Local Wildlife Site and parts of the site are of archaeological significance.

Supporters

Gladedale Group (the Representor) support the inclusion of this site, stating that the Stanway growth area should encompass the Western corridor of Colchester, including the Chitts Hill site. This option would provide housing on an unconstrained site in a sustainable location on the edge of an existing settlement. The Stanway growth area already includes transit corridors which provide sustainable transport links to the area. Further justification is set out in representations made at the Core Strategy submission stage (0066/365).

Objectors

Objections were received from Essex County Council, the Environment Agency, Stanway Parish Council, Mersea Homes / Countryside Properties, Royal London Asset Management Ltd., Commercial Estates Group Ltd., West Property Management, Lexdon Conservation Group, and one other individual objector.

Essex County Council object as the site is not easily accessed using more sustainable modes of transport and therefore is likely to increase trips being made using the private car.

The Environment Agency object as the site falls within a minor aquifer under the Environment Agency Groundwater Vulnerability Zone.

Stanway Parish Council strongly object on the grounds that Chitts Hill is not suitable to sustain the level of traffic expected by such a development which would also impact upon local wildlife.

Mersea Homes / Countryside Properties object as they do not consider it appropriate for the Core Strategy to be identifying site specific proposals as set out by PPS12 (para 2.12).

Royal London Asset Management Ltd. object to the site on the grounds that it is utilising Greenfield land for residential development, when there is adequate brownfield and allocated land available to meet the housing targets. The site is inappropriate for being designated for residential use until all brownfield and land allocated for industrial or commercial uses have been fully explored, which should have the first priority for development, in accordance with government guidance (PPS3 para.41/44).

Commercial Estates Group Ltd. and West Property Management object on the grounds that the location of Chitts Hill does not represent a sustainable alternative ahead of other land at Stanway such as Wyvern Farm, which would form part of a comprehensive mixed use development. Land at Chitts Hill has access and public transport constraints and is part of the Colne Valley. It is remote from areas of employment and shopping and suffers from drainage problems.

Lexden Conservation Group object to any extension of the urban envelope in the area until either traffic in Colchester is reduced or accommodated so as to reduce congestion. The proximity of the level-crossing could also be a problem for any increased traffic.

One other objector states that development on this site, outside of the existing development envelope, would exacerbate the traffic problems to the West of Colchester and contribute to the continual creep of development Westwards.

Miscellaneous

The Highways Agency state that it is not clear at this stage how many dwellings are proposed but given the amount of development proposed in and around the Stanway area any proposals should be supported by a transport assessment and the Highways Agency should be consulted. Until further details have been supplied it is deemed that this proposal could have a significant impact on the trunk road network.

Natural England state that a Local Wildlife Site (code CO106) lies directly adjacent to the development site to the North-West (albeit separated from it by the railway). Any proposed development on this site would need to demonstrate that the potential impacts on this Local Wildlife Site have been adequately assessed and mitigated for.

Martin Winter, Archaeological Officer, at Colchester Borough Council notes that Cropmarks of probable archaeological significance are recorded here, and the course of Grymes Dyke (not visible), traverses the eastern edge of this site.

Appendices

Appendix A	Full list of representations made for each site
Appendix B	Copy of consultation letter sent to regulation 32 consultees
Appendix C	Public notice

Appendix A

Full list of representations made for each site

Alternative Site 1 – Cymbeline Way, Colchester

Representation Reference Number	Representor Name	Organisation	Type of Comment
140	Andrew Robinson	Natural England	Miscellaneous
207	Mr Eric Cooper	Highways Agency	Miscellaneous
051	Councillor Sonia Lewis	CBC Councillor	Object
077	Andrew Hunter	Environment Agency	Object
112	Mr David Norton		Object
120	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
168	Mike Baker		Object
218	John Hammond	Essex County Council	Object

Alternative Site 2 – Choats Corner, Eight Ash Green

Representation Reference Number	Representor Name	Organisation	Type of Comment
208	Mr Eric Cooper	Highways Agency	Miscellaneous
078	Andrew Hunter	Environment Agency	Object
121	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
154	Aiden Thatcher	Tribal MJP	Object
176	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
184	West Property Management	C/O Andrew Martin Associates	Object
219	John Hammond	Essex County Council	Object

Alternative Site 3 – Various Sites, Langham

Representation Reference Number	Representor Name	Organisation	Type of Comment
209	Mr Eric Cooper	Highways Agency	Miscellaneous
001	Mrs R Wilton		Object
011	Mr & Mrs Beeson		Object

012	Mr & Mrs Higginson	Object
013	Mrs Woodman	Object
014	Mrs K Mullenger	Object
015	P B Honeyball	Object
016	Mr & Mrs Groom	Object
017	Mrs M Bland	Object
018	Mrs R P M Hartley	Object
019	Mr & Mrs M & L Rich	Object
020	Dr J V & Mrs C Y Shepherd	Object
021	Mrs Holmes	Object
022	Mr Holmes	Object
023	Mrs J Brawn	Object
024	Mr E W Brawn	Object
025	Mr I Hollands	Object
026	Mr I Hollands	Object
027	D & J Kimberley	Object
028	A & P Vidovic	Object
029	Mr S Alimonda	Object
030	Mr & MRs Leacock	Object
031	Mr & Mrs Shouksmith	Object
032	Mr R Hewes	Object
033	Mr R M Brett	Object
034	Mr & Mrs Ballard	Object
035	Miss A Windsor, Miss L Barlow, Mr A Barlow, Mr B Barlow, Mr S Adams	Object
036	MrS W Andrews, Mrs T J Andrews, Miss J L Andrews	Object

040	Mrs E E Hobday	Object
041	Mr & Mrs S Orrin	Object
042	P A Gant	Object
043	Mr & Mrs D J & R H Shimmons	Object
044	Mr & Mrs S Ballard	Object
045	Christine Clark	Object
046	Robert Clark	Object
047	Mr & Mrs Williams	Object
048	Mr B W King	Object
052	K L Hemmings	Object
053	Mr & Mrs Schofield	Object
054	Mrs W Indri, Mr J Indri, Miss T Pile	Object
055	Mr S & Mrs T Turtle	Object
056	Mr S W Andrews, Mrs T J Andrews, Miss J L Andrews	Object
057	Mr B & Mrs S Allread	Object
058	Sylvia Hemmings	Object
059	Mr & Mrs Paris	Object
060	E R Creber	Object
061	J & O Humm	Object
062	Mrs Easey	Object
063	Mr P Monsell	Object
064	Mr N Monsell	Object
065	Mr T Davies	Object
066	Mrs E Davies	Object
067	Mr A Smith	Object
068	Ms A Windsor	Object

069	Ms L Barlow		Object
070	Mr S Adams		Object
071	Mr A Barlow		Object
072	Mr B Barlow		Object
073	Mr Jeremy Rogerson		Object
075	Mr & Mrs Sutherland		Object
079	Andrew Hunter	Environment Agency	Object
080	Andrew Hunter	Environment Agency	Object
089	Mr Darren Podd		Object
090	Mr Barrie Reynolds		Object
091	Mr Martin Bottwood		Object
095	Mr Simon Gallup		Object
096	Mr & Mrs P & G Salt		Object
097	Sylvia Hemmings		Object
098	Mr Derek Nessel		Object
105	Chris & Tina Graves		Object
106	Mr Colin Clifford, Mr Graham Ing		Object
107	Mr M Bottwood		Object
108	Mr & Mrs J Hale		Object
109	Diane Black		Object
110	Mr Robert Buckley		Object
114	Mr D Winter		Object
115	Mr S P Garner & Dor Garner		Object
116	Mr S P Garner & Dor Garner		Object
117	Mr S P Garner & Dor Garner		Object
118	Mr Stephen Ellis		Object
119	Mr & Mrs R & S Eels		Object

122	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
130	Mrs J Jackson		Object
131	Mr A Farrar		Object
133	Mr & Mrs B Millington		Object
134	O B Varney		Object
135	Debbie Humphrey & John Palmer		Object
137	J R Esrcourt & H B Estcourt		Object
138	Pamela King		Object
139	J Pogson		Object
146	Mrs Rachel Canham		Object
150	Mrs Paula Whitney	Colchester & NE Friends of the Earth	Object
151	Mr & Mrs Thorpe		Object
152	Mr & Mrs aJ & LJ Benns		Object
153	Donald & Elizabeth Taylor		Object
155	Aiden Thatcher	Tribal MJP	Object
162	Ken Taylor		Object
167	John Lawson	Lawson Planning Partnership Ltd	Object
174	Mr & Mrs Palmer		Object
175	Maxine Thomas		Object
177	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
185	West Property Management	C/O Andrew Martin Associates	Object
192	Andrew Chapman & Jane Lillis		Object
193	JH & AB Cairns		Object
198	Mr C and Mrs C Pawdey		Object
199	Martin McBride		Object
200	Helen McBride		Object
201	Mr and Mrs Flack		Object
220	John Hammond	Essex County Council	Object

Alternative Site 4 – St. Botolph’s Farm, Braiswick, Colchester

Representation Reference Number	Representor Name	Organisation	Type of Comment
141	Andrew Robinson	Natural England	Miscellaneous
210	Mr Eric Cooper	Highways Agency	Miscellaneous
081	Andrew Hunter	Environment Agency	Object
123	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
156	Aiden Thatcher	Tribal MJP	Object
178	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
186	West Property Management	C/O Andrew Martin Associates	Object
221	John Hammond	Essex County Council	Object

Alternative Site 5 – Marks Tey and Stanway

Representation Reference Number	Representor Name	Organisation	Type of Comment
002	Martin Winter	Colchester Borough Council	Miscellaneous
211	Mr Eric Cooper	Highways Agency	Miscellaneous
009	Ms Elizabeth Blundell		Object
037	Councillor Richard Gower	CBC Councillor	Object
082	Andrew Hunter	Environment Agency	Object
099	Marks Tey Consortium	C/O Andy Stevens AS Planning	Object
102	Katherine Fletcher	English Heritage	Object
124	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
147	Stuart McConnell and Judith Robson		Object
157	Aiden Thatcher	Tribal MJP	Object
169	Mike Baker		Object
194	AV Skinner MBE	Marks Tey Parish Council	Object
204	Mr Alan Brierley	Stanway Parish Council	Object
222	John Hammond	Essex County Council	Object
163	Sean McGrath	Indigo Planning Ltd	Support

Alternative Site 6 – Marks Tey and Stanway

Representation Reference Number	Representor Name	Organisation	Type of Comment
003	Martin Winter	Colchester Borough Council	Miscellaneous
212	Mr Eric Cooper	Highways Agency	Miscellaneous
008	Ms Elizabeth Blundell		Object
038	Councillor Richard Gower	CBC Councillor	Object
083	Andrew Hunter	Environment Agency	Object
094	Mr John Pretty		Object
100	Marks Tey Consortium	C/O Andy Stevens AS Planning	Object
104	Katherine Fletcher	English Heritage	Object
125	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
142	Andrew Robinson Stuart	Natural England	Object
148	McConnell and Judith Robson		Object
158	Aiden Thatcher	Tribal MJP	Object
170	Mike Baker		Object
195	AV Skinner MBE	Marks Tey Parish Council	Object
202	Mr Alan Brierley	Stanway Parish Council	Object
206	Mrs Julie Brewer		Object
223	John Hammond	Essex County Council	Object
164	Sean McGrath	Indigo Planning Ltd	Support

Alternative Site 7 – Land at Marks Tey

Representation Reference Number	Representor Name	Organisation	Type of Comment
004	Martin Winter	Colchester Borough Council	Miscellaneous
213	Mr Eric Cooper	Highways Agency	Miscellaneous
010	Ms Elizabeth Blundell		Object
039	Councillor Richard Gower	CBC Councillor	Object
074	Mr Roy Gransbury		Object
084	Andrew Hunter	Environment Agency	Object
093	Mr John Pretty		Object
101	Marks Tey Consortium	C/O Andy Stevens AS Planning	Object
103	Katherine	English Heritage	Object

	Fletcher		
126	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
143	Andrew Robinson	Natural England	Object
149	Stuart McConnell and Judith Robson		Object
159	Aiden Thatcher	Tribal MJP	Object
172	Mike Baker		Object
179	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
187	West Property Management	C/O Andrew Martin Associates	Object
196	AV Skinner MBE	Marks Tey Parish Council	Object
205	Mrs Julie Brewer		Object
224	John Hammond	Essex County Council	Object
165	Sean McGrath	Indigo Planning Ltd	Support

Alternative Site 8 - Axial Way, North Colchester

Representation Reference Number	Representor Name	Organisation	Type of Comment
214	Mr Eric Cooper	Highways Agency	Miscellaneous
225	John Hammond	Essex County Council	Miscellaneous
085	Andrew Hunter	Environment Agency	Object
092	Helen Harris	Myland Parish Council	Object
127	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
180	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
188	West Property Management	C/O Andrew Martin Associates	Object

Alternative Site 9 – Spring Lane, Colchester

Representation Reference Number	Representor Name	Organisation	Type of Comment
005	Martin Winter	Colchester Borough Council	Miscellaneous
144	Andrew Robinson	Natural England	Miscellaneous
215	Mr Eric Cooper	Highways Agency	Miscellaneous
049	Councillor Sonia Lewis	CBC Councillor	Object
050	Mr Michael Hardy		Object

086	Andrew Hunter	Environment Agency	Object
111	Mr David Norton		Object
132	Sally Collins		Object
136	Emma Palmer		Object
171	Mike Baker		Object
181	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
189	West Property Management	C/O Andrew Martin Associates	Object
226	John Hammond	Essex County Council	Object
166	John Lawson	Lawson Planning Partnership Ltd	Support

Alternative Site 10 – Halstead Road, Eight Ash Green

Representation Reference Number	Representor Name	Organisation	Type of Comment
006	Martin Winter	Colchester Borough Council	Miscellaneous
216	Mr Eric Cooper	Highways Agency	Miscellaneous
087	Andrew Hunter	Environment Agency	Object
128	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
160	Aiden Thatcher	Tribal MJP	Object
182	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object
190	West Property Management	C/O Andrew Martin Associates	Object
197	Eleanor and Bill McDonald		Object
227	John Hammond	Essex County Council	Object

Alternative Site 11 – Chitts Hill, Colchester

Representation Reference Number	Representor Name	Organisation	Type of Comment
007	Martin Winter	Colchester Borough Council	Miscellaneous
145	Andrew Robinson	Natural England	Miscellaneous
217	Mr Eric Cooper	Highways Agency	Miscellaneous
088	Andrew Hunter	Environment Agency	Object
113	Mr David Norton		Object
129	Mersea Homes/ Countryside Properties	C/O Arwel Owen David Lock Associates	Object
161	Aiden Thatcher	Tribal MJP	Object
173	Mike Baker		Object
183	Commercial Estates Group Ltd	C/O Andrew Martin Associates	Object

191	West Property Management	C/O Andrew Martin Associates	Object
203	Mr Alan Brierley	Stanway Parish Council	Object
228	John Hammond	Essex County Council	Object
076	Gladedale Group	C/O Natalie Wells, Barton Willmore	Support

Appendix B

Copy of consultation letter sent to regulation 32 consultees

Colchester Borough Council

PO Box 885, Town Hall, Colchester, CO1 1ZE
Telephone (01206) 282222 DX 729040 Colchester 15
*Textphone users dial 18001 followed by the full number
that you wish to call*

Housing & Environmental Policy

Contact Karen Syrett

Phone (01206) 506477 Fax (01206)

E-mail karen.syrett@colchester.gov.uk

Your ref

Our ref

Date 14 February 2008

Dear

RE: Colchester Core Strategy - Alternative Sites

Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004.

The Council has commenced a public consultation exercise on alternative development sites proposed by other parties during the six weeks' consultation period on the Submission Core Strategy DPD. This was published for public comment from 19th November 2007 to 4th January 2008.

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

Eleven sites have been put forward by respondents to the Submission Core Strategy. These **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.

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

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

The following sites are being consulted on;

1. Cymbeline Way, Colchester – hotel use.
2. Choats Corner, Eight Ash Green – residential use.
3. Various sites, Langham – residential, employment and park and ride site.
4. St Botolphs Farm, Braiswick, Colchester – residential use.
5. Marks Tey and Stanway – mixed use scheme incorporating up to 10,000 dwellings, commercial development, schools, neighbourhood facilities, open space and station improvements.
6. Marks Tey and Stanway – mixed use scheme incorporating up to 10,000 dwellings, commercial development, schools, neighbourhood facilities, open space and station improvements.
7. Land at Marks Tey – residential, employment, schools, local centre, country park, station improvements.
8. Axial Way, north Colchester – part of employment zone for residential use.
9. Spring Lane, Colchester – park and ride site.
10. Halstead Road, Eight Ash Green – residential development.
11. Chitts Hill, Colchester - residential development.

Maps relating to each of these sites can be found in the main consultation document both on line and in hard copy.

Yours sincerely

Karen Syrett
Spatial Policy Manager

Appendix C

Copy of the public notice advertised by local advertisement in the Essex County Standard.

Notice of Core Strategy Pre-Examination Meeting – Wednesday 2 April 2008

The Council has submitted its Core Strategy Development Plan to the Secretary of State for independent examination. The Secretary of State has appointed Jean Jones MA DipTP MRTPI of the Planning Inspectorate to conduct the Examination, which will open on Tuesday 24 June 2008. Prior to this, a Pre-Examination meeting will be held on Wednesday 2 April 2008 to discuss the management of the Examination. The pre-examination meeting will take place in the Council Chamber at the Town Hall, High Street, Colchester, starting at 10am. Anyone intending to attend the Pre-Examination meeting or needing any further information, should contact the Programme Officer, Andrea Copsey, on 01206 506957 or andrea.copsey@colchester.gov.uk or by writing to Colchester Borough Council, Programme Officer, PO Box 885, Colchester CO1 1ZE.

Alternative Development Sites Consultation Document

Colchester Borough Council received 11 representations proposing alternative development sites during the consultation period on its Submission Core Strategy DPD. This document was published for public comment in November/December 2007. The sites proposed are set out within the 'Submission Core Strategy DPD - Alternative Development Sites Document'. This public consultation is published for six weeks from 15 February 2008 until 5pm on 28 March 2008. This is in accordance with Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004.

The 9 sites and boundary changes identified by respondents in the document are 1) Cymbeline Way, 2) Choats Corner, Eight Ash Green, 3) Various sites, Langham, 4) St Botolph's Farm, Braiswick, 5) Marks Tey and Stanway (3 representations), 6) Axial Way, North Colchester, 7) Spring Lane, 8) Halstead Road, Eight Ash Green, 9) Chitts Hill.

They are not changes being put forward by the Borough Council. Any representations made at this stage must relate solely to the advertised alternative development sites set out in the consultation document and may not include further representations on the Submission Core Strategy.

Representations on this document should be submitted preferably using the standard on-line response form. Please access this via www.colchester.gov.uk alternatively please contact 01206 282473/6 or email planningpolicy@colchester.gov.uk. Copies of this consultation document are available for inspection via the Council's website or from the Customer Service Centre, Angel Court, High Street, Colchester.



Colchester Borough Council

www.colchester.gov.uk