

Colchester Borough Council Local Development Framework

Statement of Common Ground – Trunk Road Capacity

Between Mersea Homes & Countryside Properties, Colchester Borough Council and the Highways Agency

This Statement of Common Ground has been prepared to identify areas of agreement between Mersea Homes & Countryside Properties, the Highways Agency and Colchester Borough Council on matters relating to the Borough Council's Core Strategy and the representations submitted by David Lock Associates on behalf of Mersea Homes & Countryside Properties.

General Matters

Mersea Homes & Countryside Properties have submitted specific representations in relation to the definition of infrastructure requirements and their timings as set out in the Core Strategy. In support of those representations a Transport Assessment was submitted to Colchester Borough Council in January 2008 [CBC/EB/073] which included detailed technical assessments submitted to the Highways Agency in October 2007. The principle findings of the Transport Assessment provide a broad indication of those elements of future transport infrastructure, which will be required to allow delivery of the Northern Growth Area Urban Extension (NGAUE).

Common Ground between Parties

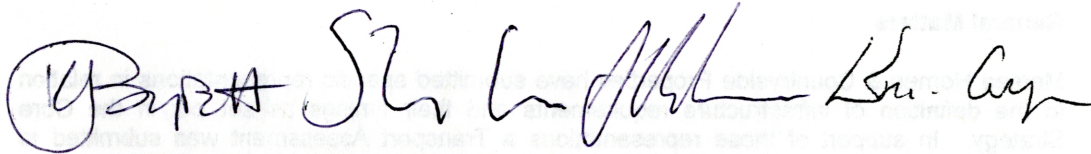
1. All parties agree that the Transport Assessment for the NGAUE provides an acceptable assessment of the transportation impact of the NGAUE for the purpose of providing supporting transport evidence to the Colchester Core Strategy and indicative infrastructure likely to be required to support this development proposal.
2. The outcome of transport assessment work showed the development of NGAUE is likely to require mitigation measures to the A12 eastbound off-slip at the proposed A12 new junction 28, together with its associated diverge taper and roundabout entry. However, the exact nature, scale and timing of any improvements will be determined through a more detailed assessment as the planning application process develops.
3. A comprehensive package of Travel Planning measures and promotion of "smarter choices" e.g. walking, cycling, education, information, individualised travel planning will be required to reduce the need to travel and reduce dependency on the car.

The Transport Assessment did not consider the impact of the NGAUE beyond the immediate vicinity of the new junction. The work the Highways Agency has undertaken on developing an East of England Regional Transport Model has shown that the A12 is likely through the combined impacts of the proposed Core Strategy to be under significant stress in future years. In spite of this, the Highways Agency through its experience of managing the trunk road network, believes that it will be possible to develop measures, such as demand management and access control that would facilitate delivery of the Core Strategy (including the NGAUE), without widening of the A12 around Colchester.

The infrastructure identified above and its relationship with the NGAUE is consistent with those set out in the infrastructure trajectory prepared by the Borough Council [CBC/EB/085]. It is agreed that on the basis of the above it can be concluded that all necessary infrastructure in relation to the A12 trunk road is capable of being delivered through a planning application process.

This agreement is made without prejudice to the submission and determination of a planning application for the NGAUE.

Signed:



Karen Syrett
Spatial Policy
Manager
Colchester Borough
Council

Stuart Cock
Managing Director
Mersea Homes Ltd

John Oldham
Director
Countryside
Properties

Eric Cooper
Highways Agency