

**Charlotte Allen**

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**From:** Helen De La Rue [Helen.DeLaRue@eera.gov.uk]  
**Sent:** 09 October 2009 15:04  
**To:** Policy  
**Subject:** Colchester Borough Council - Site Allocations Submission Document  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** 2009-10-9 (2) Colchester BC - Site Allocations - Reg 27- RLetter.pdf; 2009-10-09 (2) Colchester BC - Site Allocations - Reg 27.pdf

Please find the Assembly's response to the above consultation attached.

I can supply hard copies of these papers if required.

Best

**Helen**

Helen De La Rue

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*I think, therefore I am*

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22/10/2009



Chairman: John Reynolds

Chief Executive: Brian Stewart

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Date: 9 October 2009

Dear Sir / Madam,

**Colchester Borough Council: Site Allocations Development Plan Document –  
Submission Consultation**

Thank you for consulting the Assembly on this matter.

The Regional Planning Panel Standing Committee considered the attached report at the meeting on 9 October 2009.

The Committee agreed that the consultation document is in generally conformity with the East of England Plan

This letter and the report constitute the Assembly's formal response to this consultation.

If you have any queries concerning this, or any other issue relating to conformity with the East of England Plan, please contact myself or James Cutting, Team Leader - Strategy & Implementation (01284 729434 or james.cutting@eera.gov.uk).

Yours sincerely,



**HELEN DE LA RUE  
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Regional Planning Panel Standing Committee

9 October 2009

Colchester Borough Council Site Allocations - Submission Consultation

Report by Regional Secretariat

**Purpose**

To give a response to Colchester Borough Council on the Site Allocations Submission Consultation.

**Recommendation**

The Standing Committee is asked to consider:

That the comments in Appendix A constitute the Assembly's response to this consultation and the Colchester Borough Council Site Allocations Submission document is in general conformity with the East of England Plan.

**1. Introduction**

- 1.1 Colchester Borough Council has published its Site Allocations Document for Submission under Regulation 27 of the Town and Country Planning Act (Local Development) (England) (Amendment) Regulations 2008.
- 1.2 Consultation on the previous stage (Regulation 25) of the document was conducted over January - February 2009. The consultation document was considered to be in general conformity with the adopted East of England Plan by the RPP Standing Committee on 20 February 2009.
- 1.3 This consultation is open from 18 September 2009 to 30 October 2009. The consultation document can be found at:  
[http://www.colchester.gov.uk/Info\\_page\\_two\\_pic\\_2\\_det.asp?art\\_id=6161&sec\\_id=1604](http://www.colchester.gov.uk/Info_page_two_pic_2_det.asp?art_id=6161&sec_id=1604)

**2. Background**

- 2.1 The Borough of Colchester lies within the Haven Gateway, which is a major focus for economic development and growth. The Gateway is a key location between the UK and mainland Europe, with access to the rest of Europe via the nearby ports of Harwich and Felixstowe to the east and Stansted Airport to the west.
- 2.2 The town of Colchester is the centre of the Borough, and for a the wider area of North East Essex. Residents of Braintree and Tendring districts travelling into the town for employment, retail and leisure facilities. The character of the Borough is also influenced by the countryside, urban green spaces, and smaller historic settlements such as Stanway, Tiptree, West Mersea, Wivenhoe, Dedham, and Rowhedge.

2.3 The East of England Plan indicates that the Borough should provide a minimum of 17,100 new dwellings and contribute to provision of 20,000 new jobs in the Essex part of the Haven Gateway between 2001 and 2021.

**3. Regional context**

3.1 Regional planning policy for Colchester Borough Council is contained in the adopted East of England Plan. In assessing this consultation document, all policies within the Regional Spatial Strategy were considered.

3.2 The Colchester Borough Council Core Strategy was adopted in December 2008.

**4. Comments**

4.1 The Colchester Borough Council Site Allocations Submission Document has addressed an appropriate range of policy topics to secure the implementation of the East of England Plan. The DPD is clearly presented and relates well to the Council's Submission Proposals Maps; the policies elucidate local issues and respond well to the Regional Spatial Strategy.

**5. Recommendations**

5.1 The Standing Committee is asked to consider that the comments in Appendix A constitute the Assembly's response to this consultation, and the Colchester Borough Council Site Allocations Submission document is in general conformity with the East of England Plan.

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## APPENDIX A - LOCAL DEVELOPMENT DOCUMENT CHECKLIST

### PART ONE – DOCUMENT INFORMATION

|                          |                            |
|--------------------------|----------------------------|
| LOCAL PLANNING AUTHORITY | Colchester Borough Council |
| DOCUMENT TITLE           | Site Allocations           |
| DOCUMENT TYPE            | Development Plan Document  |
| DOCUMENT STAGE           | Submission                 |
| CONSULTATION START DATE  | 18 September 2009          |
| CONSULTATION END DATE    | 30 October 2009            |

### PART TWO – GENERAL POINTS

| QUESTION   | ANSWER | COMMENTS  |
|--|--------|---|
| Does the area covered lie within the Eastern Region?   | Yes    |   |
| Are all references to the East of England Plan correct?  | Yes    |   |
| Does the area covered include a key centre for development and change?                         | Yes    | Colchester is identified as a Key Centre for Development and Change (SS3).  |
| Are there any key issues covered by the document that are of strategic or regional importance? | Yes    | The Borough of Colchester lies within the Haven Gateway.<br>The town of Colchester is a centre for regeneration (SS5), a strategic employment site (E3), a regionally significant town centre (E5), an inter-urban public transport node (T5), and a priority for transport investment (T15). |

### PART THREE – CONSISTENCY / CONFORMITY CHECKLIST

\* Where local policy has been referenced against relevant RSS policy and there is no comment, it is considered to be in general conformity

| QUESTION   | RSS POLICY | LOCAL POLICY  | COMMENTS   |
|--|------------|---|--|
| Is there a clear drive for sustainable development?  | SS1        | All   | Sustainable development is a major consideration throughout the DPD. |
| Is there a clear pattern of development for key centres / and other urban and rural areas? | SS3<br>SS4 | SA TC1<br>SA EC1 – 8<br>SA GAR1<br>SA NGA1 – 3<br>SA STA1<br>SA TIP1        |  |
| Is there a policy to address regeneration?   | SS5        | SA TC1<br>SA EC1 – 4<br>SA GAR1   |  |
| Is there a clear retail hierarchy?   | SS6        | SA GAR1<br>SA NGA2 – 3 SA<br>STA3   |  |
| Is the East of England Plan employment target addressed?                                   | E1         | Para 3.13 – 3.14<br>SA CE1<br>SA EC6  |  |
| Are strategic employment sites promoted / supported?                                       | E3         | SA GAR1<br>SA NGA1, SA NGA3<br>SA STA1, SA STA3                             |  |
| Is the East of England Plan housing target addressed?                                      | H1         | SA CE1, SA H1<br>SA EC1 – 6<br>SA GAR1<br>SA NGA1 – 2<br>SA STA1<br>SA TIP1 |  |



| QUESTION  | RSS POLICY  | LOCAL POLICY  | COMMENTS |
|---|-------------|---|----------|
| Is accommodation for Gypsies and Travellers considered?       | H3          | SA H2   |          |
| Is there a policy dealing with culture and leisure?           | C1 and C2   | SA CE1<br>SA EC4<br>SA NGA2 – 3<br>SA STA3<br>SA TIP1   |          |
| Are Regional Transport Strategy Objectives addressed?         | T1          | SA EC8<br>SA NGA4 – 5<br>SA STA4  |          |
| Is there a policy seeking to try and change travel behaviour? | T2, T9, T13 | SA EC1<br>SA EC2<br>SA EC4<br>SA EC8<br>SA NGA2<br>SA NGA4 – 5<br>SA STA4<br>SA TIP2<br>Chapter 7 |          |
| Is there policy for urban / rural / local transport?          | T4, T7, T8  | SA NGA2<br>SA NGA4 – 5<br>SA STA4<br>SA TIP1 – 2<br>Chapter 7                                     |          |
| Are Regional transport investment priorities addressed?       | T15         | SA EC8<br>SA NGA4 – 5<br>SA STA4  |          |

| QUESTION  | RSS POLICY           | LOCAL POLICY  | COMMENTS |
|---|----------------------|---|----------|
| Is there a policy dealing with green infrastructure?                            | ENV1                 | SA CE1<br>SA EC2 – 5<br>SA EC7<br>SA GAR1<br>SA NGAI<br>SA STA5<br>SA TIP1<br>Chapter 6 |          |
| Is landscape, wildlife, woodland & geological conservation covered by a policy? | ENV2<br>ENV3<br>ENV5 | SA EC2<br>SA EC5<br>SA EC7<br>SA STA1<br>Chapter 8                                      |          |
| Are conservation and enhancement of the historic environment addressed?         | ENV6                 | SA TC1<br>Para 5.104<br>SA STA1<br>Chapter 8  |          |
| Is water infrastructure addressed?  | WAT2                 | SA STA1   |          |
| Are there policies dealing with sustainable drainage technologies?              | WAT3<br>WAT4         | SA CE1<br>SA EC1<br>SA EC2<br>SA EC5<br>SA STA1   |          |
| Is there a policy dealing with flood risk management?                           |                      |   |          |
| Are there policies dealing with waste management?                               | WM1 – WM8            | SA EC2<br>SA STA1   |          |
| Are there policies dealing with minerals?                                       | M1                   | SA STA1   |          |

| QUESTION   | RSS POLICY       | LOCAL POLICY  | COMMENTS |
|--|------------------|---|----------|
| Do any policies for key centres of development and change apply?   | HG1 – HG4        | SA TC1<br>SA EC1 – 8<br>SA GAR1<br>SA NGA1 – 3<br>SA STA1 |          |
| Are there any policies dealing with implementation and monitoring? | IMP1 and<br>IMP2 | SA STA2<br>Chapter 9                                      |          |

#### PART FOUR – OVERALL ASSESSMENT

| QUESTION   | ANSWER | COMMENTS   |
|--|--------|--|
| Is the DPD in general conformity with the Regional Spatial Strategy? | Yes    | The Colchester Borough Council Site Allocations Submission consultation document is in general conformity with the East of England Plan. |

