

Colchester Core Strategy
Hearing Agenda

Session 8 Wednesday July 2nd at 14.00

MATTER 5/2: CENTRES AND EMPLOYMENT – TOWN CENTRE AND DISTRICT CENTRES, RETAIL, TOURISM INCLUDING REG 32 HOTEL SITE

Policies CE1, CE2, CE3 (Tests 4 – 9)

1. Does the preferred approach reflect the sequential approach in PPS6?
2. Is there adequate provision for achieving the expected job growth if developments in the Town Centre do not deliver as expected?
3. Does the inclusion of Highwoods, Tollgate and Turner Rise as Urban District Centres risk future expansion of out of town retailing?
4. Should policy CE2 allow Tollgate provide for more retailing?
5. Is there a need for a section/policy on tourism and leisure?
6. Is the identification of the number and location of hotel rooms too limited? Should there be reference to meeting demand? (Note proposed change to table CE1c)
7. Consideration of Regulation 32 hotel site. What part of the Core Strategy is unsound without this? What tests does it fail? How can it be made sound? What is the precise change/wording that is sought? Has it been subject to sustainability appraisal and public consultation?

Participants:

Colchester Borough Council

Mr Edward Gittins, Bunting & Sons (Edward Gittins)

Mr Andrew Martin, Commercial Estates Group and West Property Mgt (Andrew Martin Associates)

Mr Martin Taylor, Park Resorts (Humberts Leisure)

Mr Neil Osborn, Strategic Land Planning Trust (DLP)

Mr Martin Mason, Essex County Council Highways

Written representations

British Land Retail Warehouses Ltd (Blue Sky Planning Ltd)

Lands Improvement (Savills)

Myland Parish Council

Taylor Wimpey Developments (DTZ)

Wm Morrison Supermarket PLC (Peacock & Smith)