

## **Colchester Borough Council Local Development Framework**

### **Site Allocations Development Plan Document**

#### **Statement of Common Ground**

#### **Between Colchester Borough Council and Essex Wildlife Trust**

1. This Statement of Common Ground has been prepared to identify the areas of agreement between Colchester Borough Council and Essex Wildlife Trust on matters relating to the Borough Council's submitted Site Allocations DPD and the representations submitted by Essex Wildlife Trust concerning that document. A meeting was held between Colchester Borough Council and a representative from Essex Wildlife Trust on 4 February 2010 to identify and confirm areas of agreement.

#### General Matters

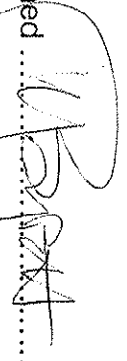
The following general matters are agreed between the parties;

1. Both parties agree that Essex Wildlife Trust's representation (SA036/208) submitted to the Site Allocations DPD refers to objections to the proposed housing allocation at Lakelands at Stanway (SA STA1 2a) due to the loss of Local Wildlife Site Co62 - Stanway Pits and the proposed expansion of the Essex University campus (SA EC7) due to the impact on Local Wildlife Site Co140 - University Marshes and Co148 Wivenhoe park
2. Both parties acknowledge that as a point of principle Essex Wildlife Trust is opposed to development that results in the loss of Local Wildlife Sites in the Borough. However following discussions on 4 February 2010, Essex Wildlife Trust has agreed to withdraw their objection to the housing allocation at Lakelands, Stanway as this has already secured outline planning permission (O/COL/94/0659).

3. At the meeting on 4 February 2010, both parties agreed that additional wording should be inserted into paragraph 5.152 in the Site Allocations DPD to ensure that the potential adverse impact on Local Wildlife Site Co62 can be mitigated. The proposed additional wording is shown in Appendix 1.
4. Both parties accept that no further wording is necessary in relation to the proposed expansion of the University of Essex as policy SA EC7 requires a biodiversity and landscape enhancement plan to be provided as part of any future development proposals at this location. Policy SA EC2, which relates to the whole of the East Colchester Regeneration and Growth Area, also requires contributions towards the provision of infrastructure and/or environmental improvements (criterion 4). This should help mitigate for losses to biodiversity and impact on the Local Wildlife Sites.

#### APPENDIX 1 – COLCHESTER BOROUGH COUNCIL / ESSEX WILDLIFE TRUST AGREED AMENDMENTS TO SITE ALLOCATIONS DPD

Site Allocations DPD Policy/ Paragraph	Essex Wildlife Trust Representation	Colchester Borough Council's agreed response with Essex Wildlife Trust
5.152	<p>Essex Wildlife Trust objects in principle to the loss of Local Wildlife Sites. However as this site already has outline planning permission (O/COL/94/0659) the Trust has agreed to withdraw their objection to the allocation of Lakelands (Churchfields) at Stanway for housing in the Submission Site Allocations DPD. This is subject to Essex Wildlife Trust agreeing the additional wording proposed for inclusion in paragraph 5.152.</p>	<p>It is respectively requested that paragraph 5.152 is amended as follows:</p> <p>A S106 agreement that is already in place includes a requirement for the construction of a by-pass, provision of a primary school site and community centre /building, sports building contribution and open space.</p> <p><i>The land earmarked for the second phase of development at Lakelands is a Local Wildlife Site and environmental enhancements should be provided as part of the next phase of development of the site to mitigate for the impact</i></p>

Signed  Date: 11/27/10

Karen Syrett, Spatial Policy Manager  
Colchester Borough Council

Signed  Date: 11/03/2010.....

Sarah Allison Conservation Officer  
Essex Wildlife Trust