

Spatial Policy Team  
Commercial Services  
Colchester Borough Council  
Colchester  
Essex

(Representations submitted by email to [planning.policy@colchester.gov.uk](mailto:planning.policy@colchester.gov.uk))

23<sup>rd</sup> December 2013

**Re: Local Plan Focussed Review – Proposed Modifications Consultation**

Introduction

Thank you for the opportunity to comment on the above consultation. Gladman previously provided representations in response to the Local Plan Focussed Review Pre Submission consultation in September 2013. Subject to the Inspector's comments these representations still stand and are submitted again alongside this response.

Gladman have reviewed the Council's Proposed Modifications and make the following comments.

Planning Obligations

A number of the Council's proposed changes relate to the use of planning obligations and the role of the Community Infrastructure Levy (CIL). In this regard the Local Plan should be clear on the circumstances in which planning obligations can be sought in accordance with the 2010 CIL Regulations. Developer contributions should only be required where they are necessary to address the unacceptable planning impacts of a development and so directly related to the impacts of a proposal that it should not be permitted without them. Contributions must be based on-up-to-date, robust evidence of needs and cannot be used to make up the funding gap for desirable infrastructure, or to support the provision of unrelated items.

Affordable Housing Thresholds

Gladman are generally supportive of the Council's decision to change the affordable housing threshold for rural areas from 3 to 5 dwellings. As previously submitted the reduction in the proportion of affordable housing sought by the Council – 35% reduced to 20% - should be viewed in the context of meeting the borough's affordable housing needs and the overall level of housing required in Colchester. We refer the Council to our previous comments on the need to bring forward more housing and housing sites to ensure that affordable housing needs continue to be met.

I hope you have found these representations constructive, if you require any further information or wish to meet with one of the Gladman team then please do not hesitate to contact me.

Yours faithfully

Peter Dutton  
Strategic Land Team  
Gladman Developments