

**Wivenhoe Neighbourhood Plan
Regulation 16 consultation response Form
5th February - 19th March 2018**

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Representations made on behalf of

University of Essex
Wivenhoe Park
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Section /Page

(please indicate section/page
your comment relates to)

Policies WIV3, WIV4 & WIV16, together
with paragraphs 9.17 & 13.12 and the
Action points on pages 33 & 59.

OBJECT

Comment & proposed changes:

The University notes, and very much welcomes, the support given to its presence, and the contribution that it makes to local economic and cultural life, as set out in the Draft Plan (principally paragraphs 13.1 to 13.14). It is, however, concerned that the Draft Plan proposes to delete the area of land to the south, and west, of Boundary Road, which is identified for further University expansion in the Colchester Borough Local Plan 2001-2021.

The University has ambitious plans to expand, so that it can accommodate some 20,000 students across its three campuses at Colchester, Southend and Loughton, by 2024/2025. The great majority of this expansion will take place at the Colchester Campus. Whilst the University believes that there should be enough land, within the existing boundaries, to accommodate its needs up to 2024/2025, development is constrained by, among other matters, landscape, heritage and ecological issues.

Accordingly, and in order to achieve its growth targets, it may need to expand outside of its existing land holdings before 2024/2025. After that date, and if it is to continue to grow, it will almost certainly need to expand beyond its current boundaries.

The University's medium and long term expansion plans are acknowledged, and supported, by the Colchester Borough Local Plan 2001-2021, which allocates land to the south and west of Boundary Road for future growth. This

land lies adjacent to the heart of the campus and is ideally suited to meet the University's medium to long term needs. The University is willing to consider alternative allocations but, and in the absence of any specific proposal being set out in either the Draft Neighbourhood Plan, or the emerging Colchester and Tendring Local Plans, it has to make an objection to the deletion of the current allocation (as set out at paragraphs 9.17 & 13.12, together with the Action on page 33) and the additional protection given to the land in Policies WIV3 & WIV4.

Although not as well located to the Campus, the University is willing to look at an alternative site for future expansion, to the east of the B1028 and south of the A133. The University has had extensive discussions with both Colchester and Tendring Councils, in relation to their emerging local plans and the proposals for the Tendring Colchester Borders Garden Community. As a result, a Statement of Common Ground has been agreed which allowed the University to withdraw its objection to both the emerging Colchester and Tendring plans.

The University has recently met with Wivenhoe Town Council, in order to try and achieve a similar outcome. Following these discussions, the University confirms that, if paragraphs 9.17 and 13.12, together with Policy WIV16 and the Action point on page 59, are amended along the lines set out below, then it will be able to withdraw this objection to the Wivenhoe Neighbourhood Plan Draft.

9.17 Second Paragraph

Whilst the development of the Campus is constrained by a number of environmental and heritage issues, the University is of the view that it should be able to accommodate its growth needs, up to 2024 / 2025, within its existing land ownership. However, and beyond that date, it is likely that it will need to expand beyond its current boundaries. Discussions with the University have revealed that it is willing to forgo the expansion allocation, as set out in the adopted Colchester Local Plan, provided that an appropriate, replacement, allocation is made. Therefore, in agreement with the University and Colchester Borough Council, the Wivenhoe Neighbourhood Plan proposes the removal of this designation from the adopted Colchester Borough Local Plan 2001 – 2021 and the identification of a replacement allocation (see para 13.12). The current University expansion designation is referenced in the adopted Core Strategy as a proposed development in the East Colchester Growth Area and specifically in the Site Allocations DPD under Policy EC7. Following the removal of this proposed expansion site, the land should revert to protection from development in accordance with Policies WIV3 and WIV4 of the Wivenhoe Neighbourhood Plan relating to settlement separation and landscape impact, respectively.

13.12

Whilst it is expected that the growth of the University will largely be accommodated on land already owned by the University up to 2024 / 2025, it will need to expand beyond the boundaries of Wivenhoe Park at some time in the future. An new allocation for University expansion will be identified as part of the new garden community or as a direct land allocation in the emerging Colchester and / or Tendring Local Plans. The University's preference is that

the replacement allocation should be to the south of the A133 and the east of the B1028. However, the Wivenhoe preference is that it should be located on land within the Wivenhoe Neighbourhood Plan Area to the north of the A133.

Policy WIV16

University of Essex

*The growth of the University within the Campus area and the Knowledge Gateway Business Park will **in-general** be supported subject to proposals demonstrating that new development will not adversely harm the existing residents of Wivenhoe. In particular, support will be given to development proposals which improve the relationship between the University and existing residents, for example through the provision of shared facilities. Support will also be given to the identification of land for future University expansion as part of the emerging proposals for the Tendring Colchester Borders Garden Community.*

ACTION

- 1. ~~The land on the north side of the A133 considered by Colchester Borough Council as a strategic development site. Some of the site~~ The land being considered by Colchester Borough Council for the Tendring Colchester Borders Garden Community should include an allocation ~~be zoned~~ for University expansion for academic uses and / or Knowledge Gateway expansion. ~~The allocation for University expansion should be of at least of~~ an **area** equivalent **size** to that **currently** zoned for University expansion to the south and west of Boundary Road.*
- 2. The current University expansion in the Coastal Protection Belt to the south and west of Boundary Road will no longer be zoned for University academic expansion provided an area of at least equivalent size is allocated ~~in the north side of the A133 as part of the Tendring Colchester Borders Garden Community.~~*