

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

### **Statement of Common Ground - Infrastructure**

#### **Between Taylor Wimpey, Colchester Borough Council and Essex County Council**

This Statement of Common Ground has been prepared to identify areas of agreement between Taylor Wimpey, Essex County Council and Colchester Borough Council on matters relating to the Borough Council's Core Strategy and the representations submitted by Boyer Planning on behalf of Taylor Wimpey.

#### **General Matters**

Taylor Wimpey have submitted specific representations expressing concerns in relation to the definition of infrastructure requirements as set out in the Core Strategy with particular reference to Policy SD2. The final sentence states 'development will also be expected to contribute, as appropriate to the strategic projects that support sustainable development in the wider community.'

#### **Common Ground between Parties**

All parties agree that the Transport Assessment for the Stanway urban extension prepared by WSP for Taylor Wimpey provides an accurate assessment of the transport implications of a development off Dyers Road, Stanway.

It is agreed that the following infrastructure relationships exist in relation to the Stanway Urban Extension;

1. South West Distributor Road – details of the works required to provide this are included in the CBC/ECC Hearing Statements (a copy of which is attached hereto). The works are required to provide infrastructure capacity to serve the overall Stanway Growth Area.
2. Education – 800 new dwellings in the Stanway Growth area could generate a need for a site for a new primary school and/or financial contribution and a financial contribution towards secondary education.
3. Affordable Housing – will be provided in accordance with the policy requirements in place at the time (currently 35% as set out on the Core Strategy and the East of England Plan)
4. Strategic area of public open space required (over 2 hectares) to serve the needs of the growing population.
5. Improved bus infrastructure and service provision to new developments.

6. Other infrastructure works that may be required to facilitate the urban extension. These may include off-site improvements as well as provision of other infrastructure capacity (such as the provision of cycle/pedestrian links, travel planning measures, allotments, youth recreational facilities and village hall improvements).

The exact requirements and the timing of their provision can be readily and most appropriately considered and resolved through more detailed DPD's, preparation of a masterplan or consideration of planning applications for the SGA. The funding and delivery of these facilities and infrastructure elements can be appropriately made through planning obligations.

The projects identified above and their relationship with the SGA are consistent with those set out in the infrastructure trajectory prepared by the Borough Council (CBC/EB/085). It is agreed that on the basis of the above, there is every reason to consider that all necessary infrastructure, appropriate to each site in the overall Stanway Growth Area, is capable of being delivered subject to delivery agreements between relevant parties.

This agreement is made without prejudice to the submission and determination of a planning application for the SGA.

Signed:



Karen Syrett  
Spatial Policy Manager  
Colchester Borough Council



Martin Mason

Essex County Council



David Lander  
Boyer Planning  
on behalf of Taylor Wimpey