

7 November 2016

Report of	Head of Commercial Services	Author	Karen Syrett ☎ 282476
Title	Local Plan Preferred Options – Consultation Report		
Wards affected	All		

The Local Plan Committee is asked to review the responses to the Local Plan preferred options consultation.

1. Decision(s) Required

- 1.1 To review the representations received following a recent public consultation on the Colchester Local Plan Preferred Options.

2. Reasons for Decision(s)

- 2.1 To make members aware of the representations received and to inform the submission draft of the Local Plan.
- 2.2 Section 33A of the Planning and Compulsory Purchase Act 2004, as amended, places a legal duty upon local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation, this is known as the 'Duty to Cooperate' on strategic matters of cross-boundary significance, which includes housing supply. Before a Planning Inspector can begin the process of examining a Local Plan, they need to be satisfied, with the Council's evidence, that the local authority has demonstrated it has done everything it can to ensure effective cooperation with neighbouring authorities and other partner organisations and has sought to resolve, as far as is possible, any cross-boundary planning issues.
- 2.3 Part 1 and Part 2 of the Local Plan have been published for consultation pursuant to Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan is subject to a statutory six week public consultation period and the Sustainability Appraisals five weeks; however, the consultations were extended to accommodate additional time for anyone taking summer holidays.

3. Alternative Options

- 3.1 There are no alternative options – the report is a summary of the representations received. Members need to be aware of the issues arising from the statutory consultation process as it carries forward development of a new Local Plan. The alternative of not proceeding with a new Local Plan would leave the Council in a vulnerable position going forward with no clear steer for the future growth and

development of the Borough. It would result in existing policy becoming outdated and not in accordance with national policy requirements.

4. Supporting Information

- 4.1 Work on the Council's new Local Plan began in 2014 and involved consultation on an initial Issues and Options consultation in January/February 2015. Since then, the Committee has received reports in June and August 2015 noting the results of the Issues and Options consultation and providing progress on the development of the plan and its supporting evidence base. During this period, the Council also invited landowners and developers to put forward potential sites for development which the Council has then assessed for suitability.
- 4.2 The December 2015 Committee approved an updated Local Development Scheme which set forth the timetable for Local Plan development. This was subsequently amended at the last meeting in August. The April 2016 Committee considered selected draft development management policies which were incorporated into the full version of a Preferred Options plan, containing both allocations and policies.
- 4.3 In July this year the committee considered the full Preferred Options Local Plan and agreed public consultation over an extended ten week period.
- 4.4 Consultation on the Preferred Options document was carried out from 9 July to 16 September 2016. The consultation process involved publishing the document and supporting information on the website; notification of the consultation to the Council's extensive list of interested organisations and individuals; and a series of public drop-in sessions which were advertised through social media, press coverage, and posters circulated to parish councils. Details of the social media used and the results are attached in Appendix 2. The sessions held are detailed below;

Venue	Date
Marks Tey (Braintree to send rep to CBC event)	9 July 10-14:00
Langham Community Centre	12 July 16-20.00
West Mersea MICA Centre	13th July 17:30-20
Town Centre – Market stalls	15 July 9.30-14:00
Town Centre – Market stalls	16 July 10 – 14.00
Coggeshall (CBC to send rep to Braintree event)	18 July 14:30-19:30
Eight Ash Green Village Hall	18 July 16-20:00
Wakes Colne and Chappel	19 July 16-19:00
Tiptree Village Hall	20 July 4.45-20.00
Wivenhoe William Loveless Hall	21 July 16-20:00
Stanway Village Hall	23 July 10-14:00
Laver de la Haye Village Hall	26 July 16-20:00
Myland Parish Hall	28 July 16-20:00
Greenstead Community Centre	30 July 10-14:00

Rowhedge Village Hall	2 August 16-20:00
Dedham Assembly Rooms	4 August 16-20:00
Great Horkesley Village Hall	10 August 16-20:00

- 4.5 At the drop-in sessions, attendees were provided with background information on the Local Plan process; copies of the consultation document; opportunities to ask questions of the officers in attendance; and information on how to respond more formally to the consultation, including advice on using the consultation portal.
- 4.6 In addition to the publicised events listed above, officers also attended a number of meetings;
- Public Meeting in Abberton Village Hall – 22nd August
 - Public Meeting in Marks Tey – 3rd September
 - Meeting with Wivenhoe Town Council, Ward councillors and a limited number of the public – 23rd August
 - Rotary club – 24th August
 - Agents forum – 25th July
 - Drop in Session – West Mersea Library – 9th September.
- 4.7 Although it was hard to keep track of the number of attendee's at some of the events, officers estimate that approximately 1060 people attended in total (excluding the events listed above in para. 4.6).
- 4.8 The consultation attracted an all-time high number of responses totalling 2995 representations from 1482 respondents. This compares to a total of 649 responses from individuals and organisations at the Issues and Options stage in 2015. There is some ongoing checking of representations received via Rt. Honourable Priti Patel MP to ensure all representations are logged and that there is no duplication. These all relate to Policy SP9 and could change the number shown in the table below.
- 4.9 Of the total numbers, approximately 62.2% were received by people using the on-line consultation portal. This is a vast improvement on previous years where the percentage of people using the online surveys was as low as 10%. It did still mean that of the remaining 37.8%; 27.5% emailed and 10.2% wrote in, which meant they had to be put in manually. This was a very resource intensive process.
- 4.10 The responses reported today reflect all those comments received by Colchester Borough Council. Because Part 1 of the Plan is a joint plan and includes cross boundary sites, it is intended to merge responses on this part with Tendring and Braintree Councils to produce one comprehensive report and to avoid duplication. Colchester had the longest consultation period and it extended latest in to September so we are expecting more people to have written to us as opposed our neighbours.
- 4.11 The table below provides a summary of the number of responses received on each part of the plan. It is purely numerical and does not necessarily mean that those policies with the most responses raise the most issues. The key issues have instead been drawn out in Appendix 1. Due to the number of responses

received it is not possible to include every one by detail but Members can view each one in full using the Local Plan software and following the link <http://colchester.jdi-consult.net/localplan/readdoc.php?docid=3>

4.12 Breakdown of Representations Received

Section Name	Respondents	Representations	Support	Object	Comment
Preferred Options Local Plan (Totals)	1482	2995	286	1884	825
Chapter 1: Introduction					
Local Plan: The Process	23	24	3	11	10
Structure of the Plan	2	2	0	0	2
How to Respond	6	6	1	2	3
PART ONE: SHARED STRATEGIC PLAN					
Introduction	8	10	3	1	6
The Need for a Strategic Approach	2	2	1	0	1
Spatial Portrait	4	4	1	1	2
Key Issues: Opportunities and Challenges	5	6	0	2	4
Vision for the Strategic Area	7	7	3	1	3
Strategic Objectives	10	10	2	4	4
Presumption in Favour of Sustainable Development	2	2	0	1	1
Policy SP1: Presumption in Favour of Sustainable Development	10	10	2	4	4
Meeting the Need for New Homes	9	9	1	4	4
Policy SP2: Meeting Housing Needs	25	27	6	16	5
Providing for Employment	5	5	2	2	1
Policy SP3: Providing for Employment	10	10	1	7	2
Infrastructure and Connectivity	9	9	0	4	5
Strategic Transport Network	11	11	1	2	8
Rail	9	9	0	4	5
Public transport, Walking & Cycling	6	6	0	2	4
Education and Healthcare	8	8	0	4	4
Broadband	7	7	3	0	4
Policy SP4: Infrastructure and Connectivity	32	37	3	12	22
Creating Quality Places	2	2	1	1	0

Section Name	Respondents	Representations	Support	Object	Comment
Policy SP5: Place Shaping Principles	22	23	5	7	11
Spatial Strategy	1	1	0	0	1
Policy SP6: Spatial Strategy for North Essex	29	31	6	14	11
Cross Boundary Garden Communities	4	4	0	1	3
Policy SP7: Development and Delivery of New Garden Communities in North Essex	42	44	1	25	18
Policy SP8: East Colchester/West Tendring New Garden Community	86	101	9	67	25
Policy SP9: West Colchester/East Braintree New Garden Community	228	259	6	235	18
Policy SP10: West of Braintree New Garden Community	9	10	0	5	5
Delivery Arrangements	6	6	1	4	1
PART TWO: LOCAL PLAN FOR COLCHESTER					
Chapter 3: Vision and Objectives for Part Two					
Local Characteristics and Key Issues for Colchester	7	8	3	0	5
Vision: Colchester in 2033	19	21	10	3	8
Objectives	12	12	1	1	10
Chapter 4: Sustainable Growth Policies					
The Spatial Strategy	5	6	1	1	5
Spatial Strategy Policy	3	3	1	0	2
Sustainable Settlements	4	4	0	2	2
Policy SG1: Colchester's Spatial Strategy	31	32	16	5	11
Table SG1: Spatial Hierarchy	8	10	2	5	3
Alternative Spatial Strategy	3	3	0	2	1
Policy SG2: Housing Delivery Policy	30	33	10	14	9
Table SG2: Colchester's Housing Provision	11	12	1	7	4
Alternative Options Considered	3	3	1	2	0
Economic Delivery Policies	1	1	1	0	0
Strategic Economic Areas	1	1	1	0	0
Centres Hierarchy	2	2	0	2	0

Section Name	Respondents	Representations	Support	Object	Comment
Policy SG3: Economic Growth Provision and Centre Hierarchy	17	17	3	8	6
Table SG3: Economic Provision including Employment Land	1	1	1	0	0
Local Economic Areas	1	1	1	0	0
Policy SG4: Local Economic Areas	9	11	2	7	2
Table SG4: Local Economic Areas	2	3	0	3	0
Existing Mixed Use Commercial Areas within Colchester	3	3	0	0	3
Policy SG5: Existing Mixed Use Commercial Areas within Colchester	6	6	3	2	1
Strategic Infrastructure	3	3	1	0	2
Policy SG6: Strategic Infrastructure Policy	17	18	4	8	6
Neighbourhood Plans	1	2	0	0	2
Policy SG7: Neighbourhood Plans Policy	12	12	1	3	8
Developer Contributions and Community Infrastructure Levy	1	2	0	0	2
Policy SG8: Developer Contributions and Community Infrastructure Levy Policy	14	15	2	5	8
Chapter 5: Environmental Assets Policies					
Natural Environment	6	9	1	1	7
Policy ENV1: Natural Environment	16	27	2	6	19
Coastal Areas	5	6	1	1	4
Policy ENV2: Coastal Areas	8	8	1	2	5
Green Infrastructure	3	4	3	0	1
Policy ENV3: Green Infrastructure	17	19	4	2	13
Policy ENV4: Dedham Vale Area of Outstanding Natural Beauty	7	11	2	1	8
Climate Change	5	7	1	1	5
Policy CC1: Climate Change	13	13	2	8	3
Alternative Policy Options	1	1	0	1	0

Section Name	Respondents	Representations	Support	Object	Comment
Chapter 6: Places					
CENTRAL COLCHESTER: TOWN CENTRE	4	7	2	0	5
Policy TC1: Town Centre Policy and Hierarchy	18	20	9	4	7
Policy TC2: Retail Frontages	6	6	3	1	2
Policy TC3: Town Centre Allocations	16	17	4	7	6
NORTH COLCHESTER	9	9	0	1	8
• Zone 1 - Strategic Employment Area	1	1	0	0	1
• Zone 2 - Cuckoo Farm North West	1	1	0	1	0
• Zone 3 - Northern Gateway area north of the A12	4	5	0	0	5
• Land at the Rugby Club	2	2	0	0	2
Policy NC1: North Colchester and Severalls Strategic Economic Area	19	20	4	8	8
Policy NC2: North Station Special Policy Area	8	8	2	2	4
Land south of Braiswick Golf Club	3	3	0	2	1
Land north of Achnacone Drive Braiswick	1	1	0	1	0
Policy NC3: North Colchester	24	27	2	18	7
• Residential Allocations	3	3	0	3	0
• Land At St Botolph's Farm Braiswick	14	15	0	14	1
• Land north of Achnacone Drive Braiswick	27	30	1	28	1
• Land south of Braiswick Golf Club	15	15	1	14	0
EAST COLCHESTER					
Knowledge Gateway and University Strategic Economic Area	3	3	1	1	1
Policy EC1: Knowledge Gateway and University of Essex Strategic Economic Area	9	10	4	1	5

Section Name	Respondents	Representations	Support	Object	Comment
• Zone 1 Knowledge Gateway	1	1	0	0	1
• Zone 2 University Expansion	1	1	0	0	1
East Colchester/Hythe Special Policy Area	2	4	0	0	4
Policy EC2: East Colchester Hythe Special Policy Area	9	9	1	1	7
Port Lane	2	2	1	1	0
East Bay Mill	2	2	1	0	1
Magdalen Street Sites	3	3	0	2	1
Employment Sites	1	1	1	0	0
Policy EC3: East Colchester	5	5	0	2	3
• Land at Port Lane	1	1	0	0	1
• East Bay Mill	2	2	0	0	2
• Magdalen Street Sites	2	2	0	0	2
• Local Economic Areas	1	1	0	1	0
• Whitehall Industrial Estate	1	1	0	1	0
WEST COLCHESTER	3	5	0	1	4
Policy WC1: Stanway Strategic Economic Area	10	10	1	7	2
• Zone 1	6	6	0	2	4
• Zone 2	4	4	0	1	3
Stanway Area Housing/Other Allocations	3	3	0	0	3
Land between Churchfields Avenue, Church Lane and Partridge Way	11	11	0	11	0
Land at Chitts Hill	1	1	0	0	1
Land to the West of Lakelands	1	1	0	0	1
Policy WC2: Stanway	9	9	0	5	4
• Land between Church Lane, Churchfields and Partridge Way	17	17	1	16	0
• Land at Fiveways Fruit Farm	6	6	0	1	5
• Land at Chitts Hill	3	3	0	3	0
• Land to the West of Lakelands	3	3	0	0	3
Colchester Zoo	3	3	1	0	2
Policy WC3: Colchester Zoo	7	7	2	0	5
Land at Gosbecks Phase 2	1	1	0	1	0

Section Name	Respondents	Representations	Support	Object	Comment
Land at Irvine Road	1	1	0	1	0
Policy WC4: West Colchester	7	8	1	5	2
• Land at Gosbecks Phase 2	1	1	0	0	1
• South of Berechurch Hall Road	2	2	1	0	1
• Land at Irvine Road	7	8	3	2	3
Alternative Option	2	2	0	1	1
GARDEN COMMUNITIES	7	7	2	2	3
ABBERTON AND LANGENHOE	1	1	0	1	0
Policy SS1: Abberton and Langenhoe Housing Sites	40	44	5	35	4
BIRCH	2	2	0	0	2
Policy SS2: Land East of Birch Street	14	14	1	9	4
BOXTED	2	2	0	2	0
Policy SS3: Boxted Housing Sites	8	8	1	3	4
CHAPPEL					
Policy SS4: Chappel Housing Sites	12	17	5	5	7
COPFORD AND COPFORD GREEN	5	5	0	4	1
Policy SS5: Copford Housing Sites	30	39	2	24	13
DEDHAM AND DEDHAM HEATH	4	4	0	3	1
Policy SS6: Dedham Heath Housing Sites	64	74	7	53	14
EIGHT ASH GREEN					
Policy SS7: Eight Ash Green	9	12	2	5	5
FORDHAM					
Policy SS8: Fordham	7	7	2	2	3
GREAT HORKESELEY	5	5	0	4	1
Policy SS9: Great Horkesley	40	44	4	30	10
GREAT TEY	3	3	0	0	3
Policy SS10: Great Tey	9	11	5	2	4
LANGHAM	2	2	0	2	0
Policy SS11: Langham	58	70	5	53	12
LAYER DE LA HAYE	1	1	0	1	0
Policy SS12: Layer de la Haye	38	42	4	25	13
MARKS TEY	1	1	1	0	0
Policy SS13: Marks Tey	18	20	2	9	9

Section Name	Respondents	Representations	Support	Object	Comment
ROWHEDGE	18	18	0	18	0
Policy SS14: Rowhedge	194	204	0	199	5
TIPTREE	3	15	1	6	8
Policy SS15: Tiptree	24	35	2	14	19
WEST BERGHOLT					
Policy SS16: West Bergholt	8	10	0	5	5
MERSEA ISLAND	16	16	0	13	3
West Mersea	24	24	0	20	4
East Mersea	2	2	0	2	0
Policy SS17a: Mersea Housing and Employment	497	534	4	512	18
Coast Road	5	7	0	7	0
Policy SS17b: Coast Road	23	24	0	16	8
Caravan Parks	3	3	0	2	1
Policy SS17c: Caravan Parks	14	15	0	12	3
WIVENHOE					
Policy SS18: Wivenhoe	11	12	4	3	5
Policy OV1: Development in Other Villages and Countryside	16	19	3	9	7
• Other Villages	8	8	0	6	2
• Countryside	3	3	0	0	3
Alternative Options considered	2	2	0	1	1
Chapter 7: Development Management Policies					
Development Management Policies	2	2	0	0	2
Health and Wellbeing	1	1	0	0	1
Policy DM1: Health and Wellbeing	11	12	2	2	8
Alternative Options considered	1	1	0	0	1
Community Facilities	2	2	0	1	1
Policy DM2: Community Facilities	5	5	0	1	4
Policy DM3: New Education Provision	5	5	2	1	2
Strategic Sports	2	2	0	0	2
Policy DM4: Sports Provision	5	5	0	2	3
Policy DM5: Tourism, Leisure, Culture and Heritage	5	5	1	1	3
Economic Development in Rural Areas and the Countryside	1	1	0	0	1

Section Name	Respondents	Representations	Support	Object	Comment
Policy DM6: Economic Development in Rural Areas and the Countryside	3	3	0	0	3
Agricultural Development and Diversification	1	1	0	0	1
Policy DM7: Agricultural Development and Diversification	4	5	2	1	2
Affordable Housing	1	1	0	1	0
Policy DM8: Affordable Housing	9	10	2	6	2
Policy DM9: Housing Density	3	3	1	0	2
Policy DM10: Housing Diversity	8	8		4	3
Policy DM11: Gypsies, Travellers and Travelling Showpeople	8	8	1	0	7
Housing Standards	1	1	0	0	1
Policy DM12: Housing Standards	8	8	0	3	5
Domestic Development: Residential alterations, extensions and outbuildings	1	1	0	0	1
Policy DM13: Domestic Development	4	5	0	0	5
Rural Workers Housing	1	1	0	0	1
Policy DM14: Rural Workers Housing	1	1	0	0	1
• Temporary Rural Workers Dwellings	1	1	0	1	0
• Design and Amenity	1	1	0	0	1
Policy DM15: Design and Amenity	3	3	2	0	1
Historic Environment	1	1	1	0	0
Policy DM16: Historic Environment	10	11	4	5	2
Open Space	1	1	0	0	1
Policy DM17: Retention of Open Space and Recreation Facilities	14	14	3	4	7
Policy DM18: Provision for Public Open Space	7	7	1	2	4
Policy DM19: Private Amenity Space	3	3	0	3	0

Section Name	Respondents	Representations	Support	Object	Comment
Promoting Sustainable Transport and Changing Travel Behaviour	3	3	0	0	3
Policy DM20: Promoting Sustainable Transport and Changing Travel Behaviour	10	12	4	1	7
Sustainable Access to Development	1	1	0	0	1
Policy DM21: Sustainable Access to Development	14	14	1	5	8
Parking	2	2	0	1	1
Policy DM22: Parking	8	8	2	1	5
Flood Risk and Water Management	2	6	1	0	5
Policy DM23: Flood Risk and Water Management	3	4	0	0	4
Policy DM24: Sustainable Urban Drainage Systems	4	4	1	0	3
Renewable Energy, Water, Waste and Recycling	1	1	0	0	1
Policy DM25: Renewable Energy, Water, Waste and Recycling	5	5	1	0	4
Chapter 8: Delivery Strategy and Implementation					
Delivery Strategy and Implementation	5	6	0	2	4
Chapter 9: Monitoring					
Monitoring	2	2	0	0	2
Table 1: Monitoring Targets and Indicators	1	1	0	0	1

Note: Only those sections of the Preferred Options Local Plan where representations have been made are included in the table above.

4.13 Petitions have also been received with details of number of signatures as follows;

- East Colchester – 733
- CAUSE– 8,482
- Dedham – 168
- Langham - 267
- Rowhedge – 143

4.14 Appendix 1 contains a summary of representations/key issues on Place Policies and Allocations. Full representations will be analysed when considering responses and amendments required to the Plan. Any proposed changes to the

Preferred Options Local Plan to create the Submission version of the Local Plan will be presented to another meeting of this Committee.

5. Proposals

- 5.1 The Local Plan Committee is asked to review the representations submitted with a view to discussing alterations to the plan at meetings in December and January. It is intended that the Full Submission version of the Draft local plan will be presented to Members at the January meeting.

6. Strategic Plan References

- 6.1 Effective strategic planning supports the Strategic Plan Action Plan which includes a commitment to make Colchester a vibrant, prosperous, thriving and welcoming place.

7. Consultation and Publicity

- 7.1 Consultation was undertaken as detailed above.

8. Financial Implications

- 8.1 N/A.

9. Equality, Diversity and Human Rights Implications

- 9.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to view by clicking on this link:-
<http://www.colchester.gov.uk/article/4962/Strategic-Policy-and-Regeneration>
or go to the Colchester Borough Council website www.colchester.gov.uk and follow the pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Equality and Diversity > Equality Impact Assessments > Strategic Policy and Regeneration and select Local Development Framework from the Strategic Planning and Research section.
- 9.2 There are no particular Human Rights implications.

10. Community Safety, Health and Safety and Risk Management Implications

- 10.1 None

11. Disclaimer

- 11.1 The information in this report was, as far as is known, correct at the date of publication. Colchester Borough Council cannot accept responsibility for any error or omissions.