

AMENDMENT SHEET

Planning Committee
3 March 2016

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 151850 – Cowdray Centre, Mason Road, Colchester

Comments received from Colchester Cycling Campaign 24th February 2016:

A. At the public consultation we requested that F&C negotiate with Network Rail to try to secure a direct approach to the tunnel. For maximum use, it is vital (for social safety reasons) that people can see through a tunnel as they approach it. The path should be at 90 degrees to the railway line (green line) rather than “dog's-legging”. We would prefer it if the developer reviewed this part of their plan, perhaps as part of reserved matters. At the very least a path should be put in place so that this is possible in the future. Note that the “dog's-leg” on the design looks rather sharp. Full technical specifications of turns that cyclists can make are available here: http://www.sustrans.org.uk/sites/default/files/file_content_type/sustrans_handbook_for_cycle-friendly_design_11_04_14.pdf

[Officer Note: Details of the path would be established at reserved matters stage.]

B The design of cycle facilities at this junction should conform to the Sustrans handbook for cycle friendly design (link above); the width of cycle routes on the site should also conform to the handbook.

[Officer Note: The cycle facilities would be established at reserved matters stage and would need to conform to current adopted standards (the Sustrans handbook is not adopted by Colchester Borough Council or Essex Highway Authority).]

C We recommend that a strip of land on both sides of the road (the current Range site and No 124 Cowdray Avenue) is marked on the CBC Cycle Strategy Map so that paths can be widened to include (preferably segregated) cycle use when and if the sites are redeveloped.

[Officer Note: There is an existing cycle route on Mason Road from Cowdray Avenue and a proposed cycle route through the application site as part of the Colchester Borough Council Cycle Strategy. The comments from Colchester Cycling Campaign can be put forward to the Council Transportation Policy team,

although widening of the paths would be dictated by land availability and highway safety considerations.]

D The existing junction of Mason Road with Cowdray Avenue is hard to cross in an east-west direction for both pedestrians and cycles. As such it puts off would-be cyclists, especially younger and older people. We ask for money through s106 or CIL to be set aside for future improvements.

[Officer Note: This is not considered to be CIL/S106 compliant, as it would not be necessary to make the application acceptable in planning terms and is not directly related to the development.]

E The new pedestrian cycle route should continue to the eastern boundary of the site in case a continuation of the route eastwards is ever necessary or possible.

[Officer Note: This is shown on the illustrative layouts submitted and can be established at reserved matters stage.]

Officer Note: The Agent has offered to meet with Colchester Cycling Campaign to discuss the detailed design of the scheme (including the approach to the subway for cyclists and pedestrians) should Outline Permission be granted.