FIG. 2 POLICIES MAP

RE10

Support

Summary of representations:

Suggested changes to Key Diagram

Summary of representation changes to plan:

None

Response:

Support Noted - Whilst changes are suggested to the Policies Map, it is not possible or sensible, for the DPD to contain full or precise details of design, layout and appearance. It provides an overarching strategy that provides direction for more detailed masterplanning, design coding and planning applications to follow.

Action:

None

251

Respondent: Mr William Sunnucks [113]

Change suggested by respondent:

I suggest that the key diagram in the DPD be changed to
• integrate some of the B1 employment land better with residential to the West of the link road
• relocate the A120 service station into the employment land on the link road, a solution that would work better providing access to the existing service station along a service road
• indicate how the Knowledge Based Employment site alongside the A133 will be accessed by road

Attachments:

Screenshot 2023-06-25 at 08.34.37.png - https://tcbgardencommunity.oc2.uk/a/w
W Sunnucks - Consultation Response - https://tcbgardencommunity.oc2.uk/a/sx
W Sunnucks - New Towns - https://tcbgardencommunity.oc2.uk/a/sj

Object

Summary of representations:

Why are we continuing to build houses that are clearly not for residents of the local area? All these house are for are the continuous London overspill, that move here and make the area worse. With them comes all of the issue from the capital, like crime and drugs etc.

Summary of representation changes to plan:

None

Response:

Comment noted. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base. The principle of development has been established by way of the adopted Section 1 Local Plan which has identified the broad location of the Garden Community and sets the Strategic Policies.

Action:

None

8

Respondent: Mr Gary Plummer [23]

Change suggested by respondent:

> The plan should be thrown in the bin, as all CCC continue to do is concrete over our beautiful countryside . Killing trees and wildlife alike.
> There is a time to stop and preserve what we have and that time is now.

Attachments: None

Object

Summary of representations:

> • Need for 7,500 new homes not established.
> • Bromley Road development has been curtailed because the developer's expectation of potential sales has been reduced.
> •1,000-1,500 new homes on Crockleford Heath will adversely impact the special character of the area.
> • Need for Knowledge Based Employment Land is not established, existing units at University remain vacant.
> • Need for Gypsies/Travellers not supported by evidence.
> • Term Green Links is not clearly defined.
> • Wivenhoe and Elmstead have SGGs, but no Green Gap for Crockleford Heath. A GG of at least 100m may be appropriate or no housing in this area.

Summary of representation changes to plan:

> None

Response:

> Comment noted. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base, including economic and housing including Gypsy/Traveller.
> The principle of development has been established by way of the adopted Section 1 Local Plan which has identified the broad location of the Garden Community and sets the Strategic Policies.

Action:

> None

252

Respondent: Mr David Mead [27]

Change suggested by respondent:

> -

Attachments: None

Object

Summary of representations:

this will only compound the current problems around road use. map shows new link road connect A133 at point where there is huge amount of traffic already. this will increase traffic queues and rate of accidents

Summary of representation changes to plan:

None

Response:

The position of the Link Road has already been established by approval Planning Permission. The Policy Map is consistent with consent previously granted.

Action:

None

44

Respondent: Mr Hiran Perera [65]

Change suggested by respondent:

link roads should connect after current bottlenecks. namely after greenstead roundabout towards colchester town

Attachments: None

Object

Summary of representations:

The line of the proposed Green Corridor tracks through the back gardens of the properties fronting Chapel Lane. The use of residential gardens is at variance with the ecological objectives of seeking to create a Green Corridor.

The Crockleford Heath & Environs Character Area Assessment refers to Green Corridors but not in the context of Crockleford Health itself. There are no proposals for Green Corridors within Crockleford Heath. Therefore the evidence base does not support the creation of a Green Corridor as shown on the Policies Map.

Summary of representation changes to plan:

None

Response:

Comment noted. The position of the 'Green Corridors' as illustrated on the Policy Map are noted as a broad location only and therefore do not establish their final position which would be subject to detailed masterplanning, design work and further ecological reports as required through the future planning application process. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base.

Action:

None

219

Respondent: Collins & Coward Planning and Development Consultancy (Mr Tony Collins) [58]

Change suggested by respondent:

-

Attachments:

Collins & Coward - https://tcbgardencommunity.oc2.uk/a/sc

Object

Summary of representations:

Concern that the University of Essex growth cannot be fully met within the neighbourhoods and that greater flexibility be provided for university expansion south of the A133.

The key of the Policies Map should be amended to ensure consistency in approach and refer more generally to 'University of Essex expansion' (see Appendix 2 of these representations). This flexibility is needed to ensure the DPD is effective and deliverable.

Summary of representation changes to plan:

None

Response:

Comment noted. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base including the Wisher Report which provides an independent assessment of the University's land requirements set out in its Reg 18 representation and subsequent clarifications. The policy is considered to be sufficiently flexible to meet the needs of the University whilst balancing other competing land use demands.

Action:

SoCG prepared with Latimer being the master developer for the GC site.

226

Respondent: Latimer (Tendring Colchester Borders Garden Community) Developments Limited [127]

Agent: Lichfields

Change suggested by respondent:

The key of the Policies Map should be amended to ensure consistency in approach and refer more generally to 'University of Essex expansion' (see Appendix 2 of these representations). This flexibility is needed to ensure the DPD is effective and deliverable.

Attachments:

Latimer Reps - https://tcbgardencommunity.oc2.uk/a/sp

Object

Summary of representations:

At each stage of consultation, hundreds of residents have sumitted consultations responses clearly stating "no development South of A133". This is seen to break the principle of coolescence with the Wivenhoe envelope; futhermore, the land allocation is not concordent with Garden Community principles, providing infrastructure outside of the "self-contained community", favoruing a site across a major 'A-road' (the A133). The A133 is seen as a clear boundary to the Garden Community development, yet this allocation was ade last minute upon request my the University.
Public consultation responses should not be ignored.

Summary of representation changes to plan:

None

Response:

The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base. The principle of development has been established by way of the adopted Section 1 Local Plan which has identified the broad location of the Garden Community, which includes the land south of the A133, and sets the Strategic Policies.

The Policy Map and GC1, Part D secures the provision of Wivenhoe Strategic Green Gap which is an extension of the Wivenhoe Coalescence Break in the NP and represents the provision of appropriate development for a countryside location. The allocation south of the A133 would allow University Expansion land for sports facilities and the provision of a sports and leisure park to meet the needs of the GC. The policy is considered to be sufficiently flexible to meet the needs of the University whilst balancing other competing land use demands and recognising the importance of maintaining a coalescence break from Wivenhoe and strong landscaped edge. It will be required to connect to the wider area and the GC through improved walking and cycling routes, including linkages across the A133.

Action:

None

194

Respondent: Mr Mark Cory [147]

Change suggested by respondent:

Remove development South of the A133, accepting the A133 as a clear border of the Garden Community settlement.

Attachments: None