

# Tendring Colchester Borders Garden Community Development Plan Document



## Modifications Consultation

# Response Form

### INTRODUCTION

The Tendring Colchester Borders Garden Community (TCBGC) Development Plan Document (DPD) was submitted to the Secretary of State in September 2023 to begin independent examination by a government appointed Inspector. In accordance with Section 20 (7C) of the Planning and Compulsory Purchase Act 2004, following hearing sessions in May 2024, the Inspector has recommended modifications he considers necessary to make the DPD sound.

A six-week consultation on the modifications is to occur from **10<sup>th</sup> September 2024 and ending on 21<sup>st</sup> October 2024**. All relevant comments received during the consultation period will be considered by the Inspector before any modifications are finalised. The consultation documents consist of:

- Modifications for Consultation
- DPD Policies Map with Modifications
- Sustainability Appraisal Update
- Habitats Regulation Assessment Addendum

**The consultation relates specifically to these documents and in particular the main modifications which have been recommended by the Inspector. This consultation is not an opportunity to repeat or raise further representations about the published DPD or to seek further changes.**

A 'Tracked Changes' version of the DPD has also been produced to show how the modifications would appear in full. All consultation documents are available to view on the [Examination website](#)

Paper copies will be made available to view at Colchester Town Hall, Clacton Town Hall, Wivenhoe Library, Greenstead Library and all libraries in Tendring District.



## HOW DO I COMMENT?

The easiest way to submit your representation is through the online Consultation Portal at [Tendring Colchester Borders Garden Community - Consultations \(oc2.uk\)](https://www.oc2.uk)

**Using the online Consultation Portal ensures accurate interpretation of your representation, guaranteed receipt within the deadline, and the most efficient use of the Councils time during the examination process.**

You can also comment by completing this representation form. You can email it to [tcbgardencommunity@colchester.gov.uk](mailto:tcbgardencommunity@colchester.gov.uk) or post it to: Planning Policy, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester CO3 3WG.

### Personal Details

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the website and forwarded to the Inspector. Address and contact details will be removed from published responses.

The Councils reserves the right not to publish or take into account any representations which it considers offensive or defamatory. Please supply an email address if you have one as it will allow us to contact you electronically.

Everyone who submits a representation will be added to the relevant consultation database (if not already included) so that we can keep you up to date with the plan. If you do not wish to be contacted in this way, please state this clearly on the form.

All representations will be considered and published on the Council's Consultation Portal in accordance with the Data Protection Act 2018 and General Data Protection Regulation.

**We will submit all representations received in full to the Independent Planning Inspector appointed to examine the DPD.**

Please read the **Consultation Guidance Note** before completing and submitting this form. This is available to view on the [Examination website](#)

**Please use a separate form where possible, for each proposed modification and/or document on which you are commenting. You only need to send each comment once. You do not need to complete and return this form if you have completed a response using the Council's online Consultation Portal.**



This form has two parts: Part A - Personal Details, and Part B - Your comments

# PART A

## 1. Personal Details

Title	Mr
First Name	Graham
Last Name	Vine
Organisation (if applicable)	
Address Line 1	
Address Line 3	
Post Code	
Email Address	
Telephone No.	

## 2. Agents Details (if applicable)

Title	n/a
First Name	
Last Name	
Organisation	
Address Line 1	
Address Line 2	
Address Line 3	
Post Code	
Email Address	
Telephone No.	



# PART B

**Please Note:** Representations must be specific and **only** relate to the Modifications for Consultation, and/or the Sustainability Appraisal Report (SA) – Modifications Update and/or the Habitats Regulations Assessment (HRA) – Modifications Addendum.

**Please specify which consultation document your comment relates to by ticking one of the following:**

Modifications for Consultation	<input checked="" type="checkbox"/>
Sustainability Appraisal Report (SA) – Modifications Update	<input checked="" type="checkbox"/>
Habitats Regulations Assessment (HRA) – Modifications Addendum	<input checked="" type="checkbox"/>

**What is the Modification Number (or Numbers) you are responding to:**

All
-----

**With the inclusion of the Modifications, do you consider the DPD to be Sound?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Not applicable as comments on SA or HRA	<input checked="" type="checkbox"/>

**If you do not consider the DPD to be sound, please specify on what grounds:**

Positively Prepared	n/a
Justified	n/a
Effective	n/a
Consistent with National Policy	n/a

**Enter your full representation here:**



*Continue onto next page*

It is vital that the link road between the A133 and the A120 be built and sooner rather than later. It can then be used to transport materials for the construction of the new community, which I fully support. The thought of all the extra traffic using Clingoe Hill, even with the improved public transport, is daunting to say the least. Colchester is already blighted with its “partial junctions” to its north.

In my experience, traffic from the east (eg Clacton, Frinton...) travelling to the west of Colchester (eg to Colchester Institute area) frequently travels along the A12 as far as the A1124 and then doubles-back to junction 27 towards the city, increasing traffic. That’s because junction 27 is one of the “partial junctions”, having no east-bound turn from the west-bound A12.

Another “partial junction” is at the Crown Interchange whereby traffic may enter the city along Newcomen Way but there is no way out of the city using that route. At least an extra little slip road north from the Newcomen Way junction with Stephenson Road to the A12 slip road would allow some traffic to head London-bound out of the industrial estate rather than having to queue along Severals Lane and Ipswich Road.

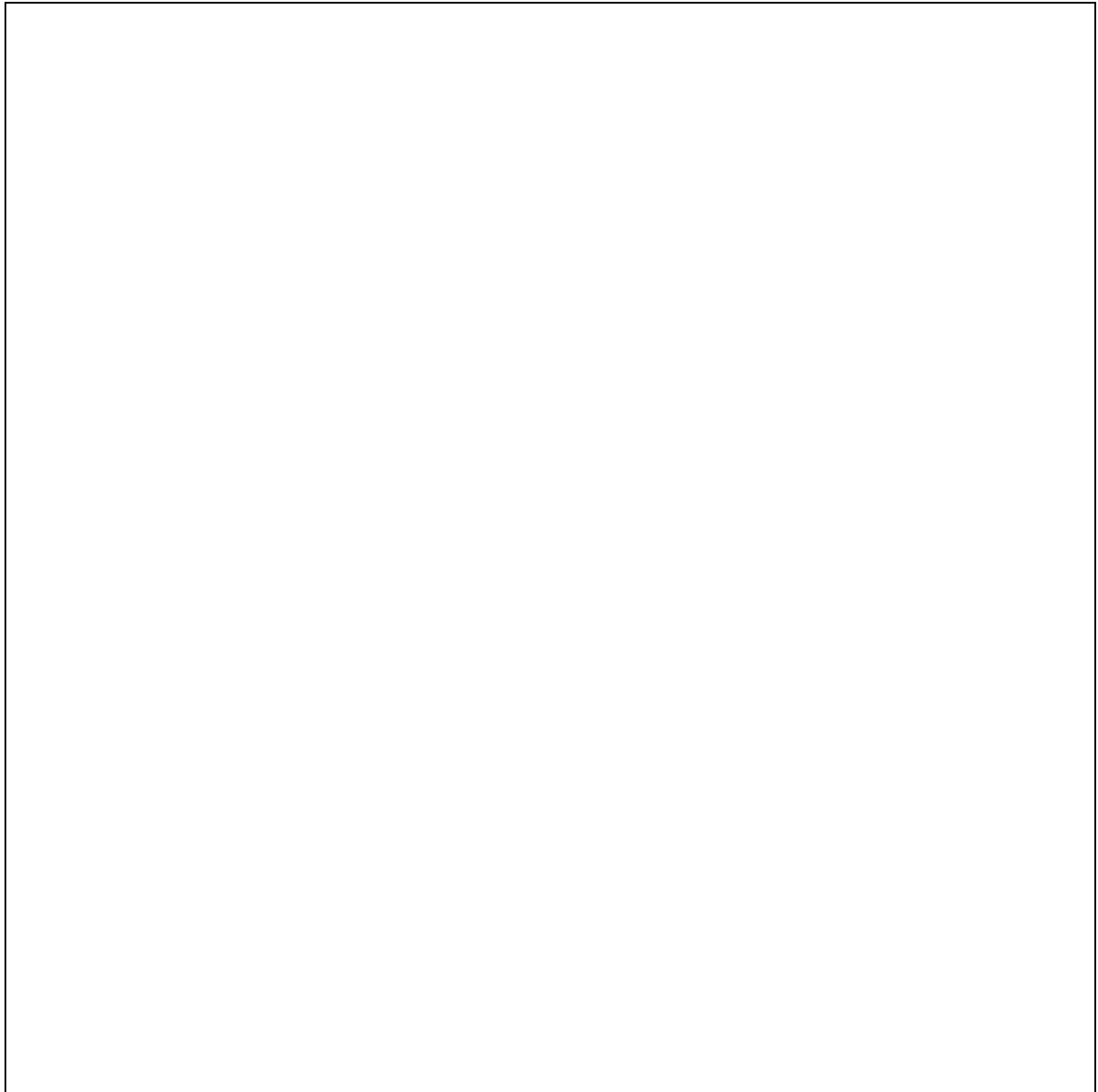
A similar problem arises due to there being no northern access to junction 28 / Park&Ride. A simple single carriageway link to Boxted Road/Straight Road would encourage use of the PnR from the north as currently the journey from the north to the PnR involves considerable driving, well into the city, in order to then drive back north to get to the PnR. Again, there is no incentive to do so as most users will just think they might as well carry on a little further into the city itself.

In order to encourage the start/completion of badly-needed houses rather than developers sitting on “banked” land that has planning permission, I recommend allocating a large number of plots to self-build applicants. These individuals are highly motivated to complete their properties, unlike some developers. This would make a significant contribution to hitting government targets, along with direct-build by Councils.



Still considering the vital link road between the A133 and the A120, the link to the new community allowing traffic for the continent to easily access the Dovercourt and Harwich areas should be considered – not all traffic wants to head London-bound. With Bathside Bay being an important development, all communication links should be as high a quality as can be achieved in a reasonable timescale. It is to be hoped that the extensive rebuilding of the A120 over the next 6 months will facilitate the new link road rather than hinder it. Indeed, even an embryonic version of the link would assist in this important resurfacing.





**If your representation is more than 100 words, please provide a brief summary:**

The A133 to A120 link road is vital.

- Good routes to avoid excess Clingoe Hill traffic
- Good link to Harwich/Bathside Bay
- Reduction of problems due to Colchester's "partial junctions"
- Self-build in the new community should be encouraged



Please specify the changes needed to make the DPD sound:

**This form must be returned by the  
21<sup>st</sup> October 2024**

**By Email to:** [tcbgardencommunity@colchester.gov.uk](mailto:tcbgardencommunity@colchester.gov.uk) or

**By Post to:** Planning Policy, Colchester Borough Council, Rowan House,  
33 Sheepen Road, Colchester CO3 3WG.

