CLIENT

Churchmanor Estates Company Plc

LOCAL AUTHORITY

Colchester City Council

SCHEME DESCRIPTION

24,000m² out of town Retail Park

SERVICES

Amending and Renewing Planning Permissions
Direct Access of Counsel
Employment Land Studies
Planning Appeals and Inquiries
Planning Applications
Retail Assessments

CASE STUDIES

Retail

Major out of town retail proposal achieved on out of centre site on allocated employment land

We initially won a hard fought planning appeal to remove the long established, highly protected employment land status from a ‘strategic site’ at the key A12 junction next to the Tollgate retail area. That facilitated a first phase, six unit, leisure park.

To release a larger, adjoining site, we worked up thorough retail impact and sequential test arguments, demonstrating a further diminishing of employment land requirements. Through negotiations and numerous discussions, we convinced the Council that permission should be granted for circa 21,000m² of bulky goods space (including for B&Q) together with food stores for M&S and Aldi at what is now known as Stane Retail Park.

Building upon this success and the effective relationship secured with Officers, a series of further planning submissions increased the overall floorspace and relaxed the scheme’s retail use restrictions. These facilitated the accommodation of a full range M&S store - relocating out of the town centre - and other tenants.

A strategy was devised to secure beneficial amendments to the retail park consent, through a series of individual NMA applications, carefully drafted and submitted to achieve the desired outcome without requiring more onerous, timely and







potentially more restrictive s.73 process.

The scheme was a finalist of the RICS Commercial Development of the Year Award (2022) with the judges recognising that the scheme had *“successfully harnessed the changing retail world”.*