Butt Road, Colchester

CLIENT

Tesco Stores Ltd

LOCAL AUTHORITY

Colchester Borough Council

SCHEME DESCRIPTION

A new local centre with supermarket, retail units and affordable housing on a former employment site.

SERVICES

Community Engagements
Community Infrastructure Levy
Planning Applications

CASE STUDIES

Residential

Active engagement with local community over effective evidence wins larger local shopping centre.

The site was physically constrained and within a residential area. We had to justify why a larger centre than planned was necessary, how it could be accommodated on the site without detriment to neighbours, and why traffic generated would not adversely impact on amenity.

An active local campaign on traffic and retail impact issues was put up against the proposal. Identifying the detail of the key concerns, we ensured technical evidence was effective at addressing all issues. This engagement, and sharing of relevant evidence, helped maintain support from officers and persuaded members.

We kept abreast of the Council's progress with their draft Community Infrastructure Levy Charging Schedule given the potential impact an adopted CIL could have on the scheme's viability. Upon publication of the draft Charging Schedule we critically analysed its transparency and implications, informing our cogent representations. The Council subsequently took the decision to review their approach and undertake a more detailed evidence base to CIL charging.



